



UNIVERSITY OF WISCONSIN-PLATTEVILLE

REQUEST FOR  
DESIGN SERVICES

BOEBEL HALL RENOVATION PHASE 2

October 2017

DFD # 12J1K

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## **Project Background and Purpose**

Boebel Hall, 33,479/67,724 ASF/GSF was constructed in 1976, is the only science building on the UW-Platteville campus. The building houses the Departments of Biology and Social Sciences, Geography and Geology instructional laboratories, undergraduate research space, and general assignment lecture rooms. The Boebel Hall Renovation-Phase 1 project (DFD #08G1W) was completed in August 2010, and was limited to a portion of the first floor of the three-floor building. Phase 1 converted ten poorly-shaped, small, outdated classrooms into modern, flexible biology wet labs.

Consultants were hired in July 2011, to examine existing conditions and the programmatic and infrastructure needs of the Departments of Biology, Geography, and Geology as well as define a scope and budget to complete the renovation of Boebel Hall. This pre-design effort is the basis for this request (DFD #11F2X). This project was recently approved for enumeration in the 2017-19 biennium.

Boebel Hall currently has a total of seventeen laboratories and twelve general-assignment classrooms. Of the seventeen laboratories, thirteen are functionally outdated and have never been renovated or upgraded, and four are new laboratories developed in the Phase 1 project. Of the twelve general-assignment classrooms, seven are undesirable due to irregular room shape and poor viewing angles, or an excessively low ceiling height. The twelve existing classrooms range in capacity from twenty-eight to sixty-six persons.

Until recently, overall enrollment has increased at a steady pace since 2005. The fall 2005 headcount enrollment was 6,145 and the fall 2015 headcount enrollment was 8,967, a 46% increase. The proposed renovation is driven by enrollment growth and the development of approved new science, technology, engineering, and mathematics (STEM) academic programs. New biology programs added in 2007 include Bio-Health/Physiology, Ecology, and Molecular Genetics. A new geographic information systems (GIS) minor was added in 2008. In fall 2015, there were 443 biology majors, which is more than double those of the year 2000. This does not include the increase in biology minors or increases in non-biology students taking biology courses as prerequisites or electives. It is projected that biology will continue to be one of the university's fastest growing majors. The laboratories and support spaces cannot accommodate this increase in demand or related pedagogical changes without the proposed renovation.

Lack of sufficient laboratory space has created severe scheduling constraints, often causing students to take required coursework out of sequence or lengthening the time to graduation. It also has limited open laboratory periods that support development of hands-on skills, as well as lab-based study, review, and project work. Due to the lack of appropriate research space, an abandoned darkroom serves as an ad hoc research space

without the appropriate infrastructure to support that function. There is inadequate support space for faculty and laboratory support staff to prepare materials, which results in these activities being performed in the main instructional spaces, which makes them unavailable for scheduled instruction. Chemical safety and hygiene standards have changed dramatically in the 38 years since the current labs were designed and constructed, especially as they relate to ventilation. Many of the laboratory spaces have inadequate or no fume hoods. Animal housing and procedure rooms lack adequate room ventilation and environmental controls, which causes air and odors to migrate to adjacent spaces. The cadaver secure storage area that supports biology instruction is located in a different campus building, forcing some laboratory work to be performed in the cadaver storage area itself.

In addition to the direct support of instruction and research, this project accommodates community outreach with the creation of three new collaboration spaces to support K-12 programs that are focused on increasing awareness and familiarity with STEM fields.

## **Project Description**

This project constructs interior space of 1,662 ASF/3,500 GSF and renovates 32,580 ASF/46,315 GSF of Boebel Hall to support instructional laboratories, undergraduate research space, and general assignment classrooms. The majority of new space (2,920 GSF) will be constructed on the south side of the first floor and the remainder (580 GSF) on the northeast corner of the second floor. This project completes a planned two-phased project. The fully renovated facility will support the space needs of the Department of Biology and the Geography and Geology program.

The Boebel Hall Renovation, Phase II Pre-Design Study identified a need for seventeen laboratories, three general assignment classrooms, and undergraduate research space. This renovation project will not increase the number of laboratories in the building, but it will resolve laboratory and classroom quality and functionality issues by reconfiguring, relocating, and renovating space. There will be a net loss of nine general assignment classrooms due to this renovation of laboratories, laboratory support spaces, and creation of additional undergraduate research space. Based on the campus classroom demand analysis, the three classrooms meet the space demands, while the nine classrooms to be reallocated to other uses are in excess.

Spaces for the Department of Biology will include labs for general biology, molecular biology, anatomy and physiology, microbiology, and botany. Laboratory support spaces will include a cadaver storage room, an animal housing area, and a surgery room. The third-floor greenhouse will be renovated and spaces for the Geography and Geology

program will include labs for physical geography, geology, and geographic information systems (GIS). Shared spaces will include three general assignment classrooms, a computer lab, and collaboration space.

This project renovates the mechanical, electrical, telecommunications, and fire detection/mitigation systems. Select infrastructure upgrades will be made to integrate new and existing systems and maintain safety and compliance.

## **Scope of Services**

The A/E will provide preliminary-design through construction administration services as indicated in the DFD *“Policy and Procedure Manual for Architects/Engineers and Consultants”*, the *“Guide for Developing Program Statements for Projects Requiring Enumeration”*, and the DFD *“Contract for Professional Services”* as directed by DFD at the Design Kickoff meeting.

In addition to the requirements for preliminary design through construction in the *“Per the DFD Policy and Procedure Manual and Contract for Professional Services”* the following additions and clarifications should be noted:

- A/E will provide 3D detailed design renderings illustrating interior spaces, finishes, and colors for review by the UW-Platteville project team as the project progresses. These drawings should show information appropriate to the phase of the work (early drawings will show the architecture of the spaces; later drawings will show all colors and materials). These drawings will show exterior elevations and all major interior spaces.
- A/E will provide interior design services including preliminary layout of systems furniture in office areas and movable furniture in all other areas. UW-Platteville will be responsible for final design and specification of systems and movable furniture. UW-Platteville will be responsible for coordinating the receiving and installation of all furnishings.
- A/E will design building signage to include all life safety, room number, informational and way finding. Interior signs will comply with campus interior sign standards and policies.
- A/E will design all required utility improvements including steam, chilled water, electric, and communications distribution systems and equipment; A/E will provide all required utility distribution design and construction specifications and documents.

Deliverables: In addition to the requirements in the DFD *“Policy and Procedure Manual for Architects/Engineers and Consultants”*, and *“Contract for Professional Services”* deliverables shall include:

- At the end of construction, the A/E will provide the campus with two (2) electronic and two (2) hard-copies each of O&M manuals and record drawings/specifications in AutoCAD/MS Word/PDF format, including the work of all sub-consultants, signage, etc. Any renderings or models generated by the AE will also be turned over to the campus.

- In addition, for the Board of Regent meeting, provide electronic copies (pdf's or jpeg's) of site, floor plans, and/or interior images for presentation.

Note that per the DFD *“Policy and Procedure Manual for Architects/Engineers and Consultants”*, the following services will not be included in the scope of services:

- Hazardous materials survey, testing, and abatement bid documents will be contracted separately. Abatement drawings and specifications will be included in the bid documents.
- Preparation of a Type III Environmental Impact Statement for Wisconsin Environmental Protection Act (WEPA) will be completed by the campus.

## **Project Budget**

Total Construction		\$19,885,000
Contingency	10%	1,989,000
A/E Fees	8%	1,654,000
Other Fees		229,000
DFD Management	4%	875,000
Movable Equipment		1,904,000
<b>Total Project Cost</b>		<b>\$26,536,000</b>

## **Project Schedule**

A/E Selection	Nov 2017
SBC & BOR Approval	Nov 2018
Final Documents	Mar 2019
Bid Date	Jul 2019
Start of Construction	Aug 2019
Substantial Completion	Aug 2020
Final Closeout	Dec 2020

## **Space Tabulation Summary**

The complete space tabulation is listed in the Boebel Hall Phase 2 Pre-design study. The space tabulation shown below is a summary. Upon completion, the renovated facility will support all the instructional laboratory and research space needs for the Department of Biology and the Department of Social Sciences' Geography and Geology Program. The table below illustrates the scope of Phase 1 and Phase 2 by ASF space renovation.

Space Type	Existing Total Space (ASF) Prior to Phase 1	Scope of Phase 1 Space (ASF)	Existing Total Space (ASF) after Phase 1	Proposed Phase 2 Space (ASF) Renovation	Total Space (ASF) after Phase 1 and Phase 2
Classrooms	22 rooms- 16,170	0	12 rooms- 10,113	3 rooms- 3,950	3 rooms- 3,950
Collaborative Spaces	0	0	0	3 rooms- 1,720	3 rooms- 1,720
Teaching Lab Space	13 rooms- 10,491	4 rooms- 4,000	17 rooms- 14,491	13 rooms- 13,400	17 rooms- 17,400
Lab Support Space	14 rooms- 3,935	5 rooms- 1,240	19 rooms- 5,175	12 rooms- 4,850	19 rooms- 7,120
Open Lab Space	2 rooms- 1,816	0	2 rooms- 1,816	1 room- 1,000	1 room- 1,000
Research Lab Space	5 rooms- 854	0	5 rooms- 854	13 rooms- 5,480	13 rooms- 5,480
Other Space	0	2 rooms- 1,030	2 rooms- 1,030	12 rooms- 2,180	13 rooms- 2,380
<b>TOTAL ASF</b>	<b>33,266</b>	<b>6,270</b>	<b>33,479</b>	<b>32,580</b>	<b>39,050</b>

## Additional Documents

Below are links to information pertaining to the projects referenced above and the campus master plan.

DFD Project # Year Completed	Title	Hyper link
#07G30 / 2008	Boebel Hall Programming & Conceptual Planning Study	<a href="https://www.uwplatt.edu/files/planning/BoebelHallProgrammingandConceptualPlanningStudy3-10-2008.pdf">https://www.uwplatt.edu/files/planning/BoebelHallProgrammingandConceptualPlanningStudy3-10-2008.pdf</a>
#08G1W / 2011	Boebel Hall Phase 1 Renovation project	N/A
#11F2X / 2012	Boebel Hall Phase 2 Pre-design Study	<a href="https://www.uwplatt.edu/files/planning/BoebelPhase2PredesignStudy5-11-2012.pdf">https://www.uwplatt.edu/files/planning/BoebelPhase2PredesignStudy5-11-2012.pdf</a>
#10F1F / 2011	Comprehensive Campus Master Plan (CCMP)	<a href="http://www.uwplatt.edu/planning/2011-master-plan">http://www.uwplatt.edu/planning/2011-master-plan</a>



**University Services**

- 11) Brigham Hall
- 12) Central Heating Plant
- 13) Children's Center
- 14) Glenview Commons
- 15) Giese Facility Management Building
- 16) Royce Hall
- 17) Pioneer Student Center
- 18) Ullsvik Hall

**Academic Buildings**

- 21) Art Building
- 22) Boebel Hall
- 23) Center for the Arts
- 24) Doudna Hall
- 25) Gardner Hall
- 26) Greenhouse Complex
- 27) Karmann Library
- 28) Ottensman Hall
- 29) Pioneer Tower
- 30) Russell Hall
- 31) Ullrich Hall
- 32) Warner Hall

**Athletics/Recreation**

- 42) Kendall Murray Baseball Field
- 43) Memorial Park
- 45) Ralph E. Davis Pioneer Stadium
- 46) Outdoor Track
- 47) Softball Field
- 48) Williams Fieldhouse/ Pioneer Activity Center

**Residence Halls**

- 44) Southwest Hall
- 51) Brockert Hall
- 52) Dobson Hall
- 53) Hugonin Hall
- 54) McGregor Hall
- 55) Meicher Hall
- 56) Morrow Hall
- 57) Pickard Hall
- 58) Porter Hall
- 59) Wilgus Hall

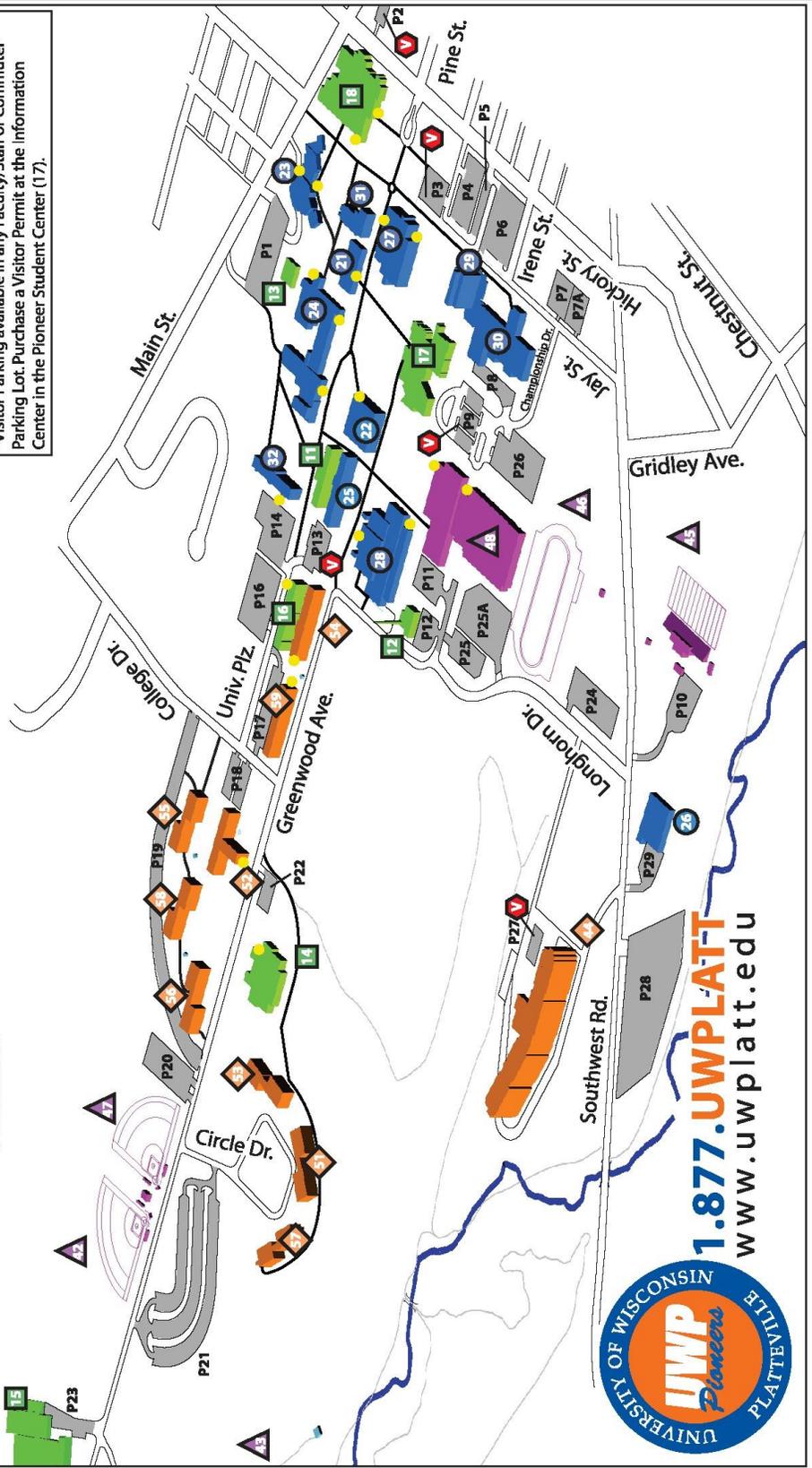
**Visitor Services**

- V) Parking Meters
- 17) Prospective Student Services/ Pioneer Student Center



**Parking**

Residence Hall only: 16, 17, 18, 19, 20, 21, 24, 25, 28  
 Faculty/Staff: 1, 3, 4, 5, 6, 7, 7A, 8, 11, 12, 13, 14, 22, 23, 25A, 26  
 Commuter: 1, 4, 6, 7, 7A, 9, 25A, 26  
 Motorcycle/Moped: 1, 3, 6, 7, 9, 11, 13, 14, 17, 19, 22, 25A  
 \*Visitor Parking available in any Faculty/Staff or Commuter Parking Lot. Purchase a Visitor Permit at the Information Center in the Pioneer Student Center (17).



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