



**REQUEST FOR ARCHITECTURAL & ENGINEERING
DESIGN SERVICES**

REEVE UNION ENTRANCE & ADDITION

2013-2015

December 2013

Project No. 13A10

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Background and Purpose

Reeve Memorial Union was constructed in multiple phases. The original building (23,324 ASF/37,618 GSF) was constructed in 1957. The first addition (47,080 ASF/62,160 GSF) was added in 1964. In 1986 an elevator addition and accessible entry project was completed. In 2003 a 2nd major addition was constructed that included the removal of a significant portion of the 1964 building (approx. 20%) and added approximately 90,000 GSF bringing the total facility to its current size of 118,404 ASF/177,966 GSF. The 2003 project also relocated the University Bookstore into Reeve Union, from Blackhawk Commons

Reeve Memorial Union serves as the main student support facility at the UW Oshkosh campus. The \$16.3 million dollar renovation and expansion of the facility, completed in 2003, created a large beautiful, functional space for students to congregate, relax and socialize. Unfortunately, much of the exterior development associated with the project was deferred during the construction phase due to cost overruns. As a result, the minimal exterior development and lack of ADA accessibility at the main entrance along Algoma Boulevard, detracts from the overall use and impression of the facility.

The volume of use by the student organizations has increased since the 2003 addition. The related space needs, combined with the Union's evolving position on campus, have increased the awareness of need for better entry to the building. The proximity of the new residence hall to the Union and the development of a quad facing the building, heighten the significance of the Algoma Street entrance. Recognizing the growth need of the Student Leadership and Involvement Center (SLIC) and the potential for expanding the facility to meet this need, in fall 2011 Berners Schober & Associates, was hired through the AE on Call process, to complete a pre-design study with six project objectives:

- Create an accessible, inviting entry on the west façade which ties in visually to the more recent building additions.
- Improve the entry/arrival sequence on the interior of the Algoma Boulevard entrance.
- Create welcome desk and entry for Student Leadership and Involvement Center (SLIC) that is more visible to the main corridor, and functional from within.
- Provide additional program space and lounge space for student organizations housed in SLIC.
- Reconfigure the offices and spaces within the SLIC to bring in more natural light and facilitate student organizations' activities.
- Improve energy efficiency of the older building portions.

Upon completion of the pre-design study, the Oshkosh Student Association added a referendum to their spring 2012 ballot, which recommended use of segregated fees, to fund this project. The referendum passed. This project is requested to be enumerated in the 2013-15 biennial capital budget.

Project Scope and Description

	ASF	GSF
Existing Building	118,404	117,966
Renovate	13,204	20,858
Addition	3,742	7,214

This project constructs 3,742 ASF/ 7,214 GSF of new space and renovates 13,204 ASF/ 20,858 GSF of existing space on the basement, first and second floors of the west end (Algoma Blvd side) of Reeve Memorial Union, located at 748 Algoma Boulevard on the UW Oshkosh campus.

The majority of the work will address the accessibility of the building, its visual appearance, and space needs for student organizations.

Scope of Services

The consultant team shall provide design services for this project, per the Pre-Design Document. It is expected that the information in the Pre-Design Document will be the basis for the design, with the successful consultant team providing verification of information.

In addition to deliverables noted in the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants* provide the following:

- Complete existing building measurement and verification

The above deliverables shall be as follows:

- Six (6) bound color copies, letter size. (Diagrams may be 11” x 17”, folded to fit in the report.)
- Electronic copies, in PDF format, either downloadable or six (6) CD copies. All diagrams shall be capable of full graphic clarity in either color or black and white.

In addition, for Board of Regents, provide one mounted color image of the building exterior, approximately 30” x 36”, mounted on a foamcore board as well as an electronic PDF document. The image need not be an image created specifically for this purpose but may be an image that is produced as part of the Design Report content.

The following services will not be included in the scope of services:

- Hazardous materials survey and testing will be contracted separately
- EIA (EIS) will be contracted separately

Project Budget Summary

Budget Item	Cost
Construction	\$5,624,000
Demolition	\$100,000
Hazardous Materials Abatement	\$60,000
Total Construction	\$5,784,000.00
Project Contingency	\$628,000
A/E Design Fees	\$431,000
Other Consultant Fees*	\$31,000
DFD Management Fee	\$255,000
Movable and Special Equipment	\$500,000
TOTAL	\$7,629,000.00

* Other design fees include services contracted separately, such as hazardous materials testing, EIS, etc.

Project Schedule

A/E team Selection	March 2014
Begin Design	July 2014
Preliminary Design Submittal	November 2014
BOR/SBC Authority to Construct	January 2015
Final Document Submittal	April 2015
Receive Bids	August 2015
Begin Construction	October 2015
Substantial Completion	November 2016
Closeout /Final Completion	March 2017

General Requirements

Health & Safety, Hazardous Materials

A Wisconsin Asbestos and Lead Management System (WALMS) study was conducted on the building in 2001/2002 and identified Asbestos Containing Material (ACM) or Assumed ACM. The detailed report indicates that both friable and non-friable ACM is present in the building. In addition, the building was inspected/tested for Lead Based Paint and none was identified in the study.

Sustainability

This project will not be seeking any LEED™ NC certification. It will have to meet DFD *Sustainable Facilities Standards*.

WEPA Requirements

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type II Environmental Impact Statement (EIS).

Additional Documents

Document Name	Date	Location
Facility Assessment Final	1/31/13	www.uwosh.edu/go/reeveunionexpansion
Reeve Union Pre-Design Final	12/4/12	www.uwosh.edu/go/reeveunionexpansion

Campus Map – Existing

