



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

**REQUEST FOR ARCHITECTURAL & ENGINEERING
DESIGN SERVICES**

**Sellery & Witte Residence Halls Renovation
2013-2015**

September 2014

Project No. 14E20

TABLE OF CONTENTS

	PAGE
Project Background and Purpose	1
Project Description	1
Scope of Services	3
Consultant Qualifications	4
Project Budget Summary	5
Project Schedule Summary	5
Project Conditions and Issues	5
Additional Documents	6
Attachments	7

Project Background and Purpose

UW-Madison has provided on-campus housing for students since the University was established in 1851, with a majority of residence hall spaces added between 1958 and 1965. The university's commitment to provide on-campus housing remains strong. In 2004, the Division of University Housing completed a Residence Halls and Dining Services Master Plan (see Additional Documents section of this document to address facilities, programs, and services). Primary goals of the housing master plan are:

- 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.

This plan, which was updated in 2008 and continues until 2020, addresses deficiencies in the residence halls and dining facilities. Construction of new residence halls and renewal of building components and systems in existing residence halls is ensuring that UW Madison's student housing facilities are maintained and capable of meeting the changing needs of students well into the future.

To date, four new residence halls have been constructed (Smith, Ogg, Dejope, and Leopold Halls). A new dining facility was constructed as part of the Dejope Residence Hall project and a new Gordon Dining and Event Center has also been constructed. Renovations at Chadbourne and Barnard Halls, as well as Carson Gulley are complete, while renovations for Elizabeth Waters Hall are ready to bid.

The 151,795 ASF/230,408 GSF Sellery Hall and 147,794 ASF/230,799 GSF Witte Hall were opened in 1963 and 1964 respectively. Each building houses approximately 1,150 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.

This project was enumerated as part of the 2013-15 Capital Budget with an estimated total cost of \$47,000,000.

Project Description

This project renovates Sellery and Witte residence halls located at 821 and 615 West Johnson Street respectively. These buildings were built consecutively, opening one year apart, and are of very similar architecture and mechanical design. Due to these similarities, the project scope for both buildings is very similar with only a few differences detailed below.

Major renewal and renovation components in both buildings include:

- Replacement or reuse of existing HVAC system and addition of air conditioning throughout and individual resident room temperature control. Extent of replacement (hot water heat exchanger, steam PRV, condensate pump, etc.) to be determined during the pre-design.
- Fire sprinkler and fire alarm safety systems will be reviewed and replaced or upgraded as required.
- Electrical power, data/communication, and building security systems will be reviewed and upgraded as required. Major upgrades of these systems are not anticipated.
- Replace emergency generators.

- Replacement or reuse of major plumbing system components (domestic water heaters, water softeners, recirculating pumps, backflow preventers, etc.) to be determined during pre-design.
- Replacement of all windows and resealing exterior pre-cast panels.
- Construction of a tower connector addition on each building that will connect all floors horizontally. On each floor, the tower connector addition and adjacent existing re-purposed spaces should be efficiently configured to provide a four elevator central core and lobby space, bathrooms, recycling room, program and study spaces, and a kitchenette.
- Remove and/or demo current elevators, trash chutes, lounge space and bathrooms for repurposing.
- Floor wing finishes will be upgraded to include carpet, painting, lighting, and removal and replacement of existing ceiling treatments.
- Resident room finishes will be upgrades to include new doors and locks, painting, removal and replacement of asbestos floor tile with carpet, new blinds and lighting.
- Stairwells will be selectively upgraded with new finishes to include painting, flooring and lighting.
- Renovation of first floor space and finishes, incorporating the new tower connector addition. Primary first floor functions include multiple program and study spaces, main lounge, desk, classrooms, offices (various purposes and functions) and common bathrooms. The extent of renovations on first floor will vary and be confirmed during pre-design.
- Renovation of basement space and finishes, incorporating new tower connector addition and required mechanicals. A new resident laundry, study and vending area will be incorporated into new design along with current functions. The extent of renovations on the basement level will vary and shall be confirmed during pre-design.
- Incorporate one new two bedroom staff apartment in each hall.
- Utilities are described in the Project Conditions and Issues section of this document.
- Project Phasing to be determined during the pre-design phase.
- Construction staging will be adjacent to the buildings with exact locations determined during the pre-design phase.

Major renewal and renovation components specific to Sellery Hall include:

- Re-landscape areas required by project and to finish those areas not addressed by other projects in the area.
- Screen lower dock area.
- Develop a new main entry facing the East Campus Mall and Gordon Dining and Event Center, incorporating the need for a pass-through from this new entrance to a secondary entrance to the north.

Major renewal and renovation components specific to Witte Hall include:

- Create a lower level dock area for trash and recycling removal, deliveries and maintenance access.
- Re-landscape the Witte “back-yard”, considering both the resident recreational space needs and the need for move-in and move-out parking space.
- Remodel two staff apartments into one new two bedroom apartment.

Scope of Services

The A/E consultant team will be selected, based on qualifications, to provide pre-design, design, and construction phase services for this project, with an initial contract for pre-design services. The pre-design contract will provide services to complete a Program Statement with Enhancements. The second contract will provide remaining design services and construction services. The second part will be initiated upon satisfactory completion of pre-design deliverables by the consultant and mutual approval by the campus, UW System, and DFD.

Part 1: In addition to the requirements for pre-design in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, and the *DFD Guide to the Preparation of a Program Statement*, following additions and clarifications should be noted.

- The A/E Team will prepare documents for, participate in, and assist campus staff in public review including Joint West Campus Area Committee meeting (1 meeting) and Campus Review Board (1 meeting), both to present and discuss the pre-design concept.
- The A/E will work with the DFD and the appropriate campus staff (UW-Madison FP&M Physical Plant, Campus Planning, Capital Planning, UW Housing, Safety department, and UW Police) to review the Pre-Design documents. The A/E team will attend a review meeting at the Pre-Design review stage. The groups will provide written comments to the DFD Project Manager based on the documents, and discuss the comments with the A/E and their sub consultants. Written responses are required to be provided by the A/E to the DFD Project Manager. The A/E will provide the campus with eight (8) complete review sets in addition to the review sets required for DFD.

Part 2: In addition to the requirements for preliminary design through construction in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted.

- The A/E team will prepare documents for, participate in, and assist campus staff in public review including Joint West Campus Area Committee meetings (1 meetings), City of Madison Plan Commission (1 meeting), City of Madison Development Assistance Team (1 meeting), and Campus Design Review Board (2 meetings). It is desired that these meetings occur during the schematic design phase and prior to the submission of the Preliminary Review and Design Report. The A/E team will also prepare documents necessary for Board of Regents and State Building Commission approvals.
- The A/E will work with the DFD and the appropriate campus staff (UW-Madison FP&M Physical Plant, Campus Planning, Capital Planning, UW Housing, Safety department, and UW Police) to review the Preliminary Review and Final Review documents. The A/E team will attend a review meeting at each of the Preliminary Review and Final Review stages. The groups will provide written comments to the DFD Project Manager based on the documents, and discuss the comments with the A/E and their sub consultants. Written responses are required to be provided by the A/E to the DFD Project Manager. The A/E will provide the campus with eight (8) complete review sets in addition to the review sets required for DFD for the Preliminary Review and Final Reviews.
- A/E will provide 3D detailed design renderings illustrating massing, volume of main spaces, finishes, and colors for review by UW Housing and FP&M 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. These drawings will also be used in the public and city zoning review process for the project.

- A/E will provide interior design services including design and specifications of systems furniture in office areas in addition to design and specification of all other movable furniture. A/E will provide construction administration services for coordinating the receiving and installation of all furnishings. This item should be a line item in the fee proposal.
- A/E will design building signage to include all life safety, room number, informational and way finding. Exterior building identification signage will be coordinated by FP&M staff and paid for by the project.
- The project will include design and construction documents for all landscape and site work around the new facility including new entry sidewalks, retaining walls, landscape plantings and parking modifications adjacent to both Sellery and Witte Halls.
- Asbestos survey is complete. Both buildings contain asbestos containing flooring, thermal system insulation and sprayed acoustical ceilings. Asbestos-related project scope will be contracted separately as noted below.
- 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, furnishings, signage, etc. Any renderings or models generated by the AE will also be turned over to the campus.

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:

- WEPA compliance actions and document preparation will be contracted separately.
- Asbestos survey, testing, and abatement bid documents will be contracted separately. However, the AE's demolition plans will be used in the preparation of the hazardous materials abatement bid package.
- Third party Level-Two Commissioning will be contracted separately.

Final Deliverables shall include:

- Six (6) bound color copies of the Pre-Design Report, letter size. (Diagrams may be 11" x 17", folded to fit in the bound 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 the Board of Regents, provide one mounted color image of the building exterior, approximately 30" x 36", mounted on a foamcore board. 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. Also provide an electronic PDF of the image.

Consultant Qualifications

Refer to the DFD *Invitation for Consultant Services*, Qualification Requirements.

Project Budget Summary

Budget Item	Cost
Construction	\$38,089,000
Project Contingency	\$3,967,000
A/E Design Fees	\$3,184,000
Other Consultant Fees*	\$76,000
DFD Management Fee	\$1,684,000
Movable and Special Equipment	\$0
TOTAL	\$47,000,000

* Other design fees include services contracted for separately such as testing and balancing, commissioning, asbestos abatement design, etc.

Project Schedule Summary

A/E Team Selection	October 2014
Pre-Design submittal	April 2015
Preliminary Design submittal	July 2015
BOR/SBC Authority to Construct	September 2015
Final Review Submittal	June 2016
Receive Bids	January 2016
Begin Construction	May 2017
Substantial Completion	June 2020
Closeout /Final Completion	August 2020*

* The schedule summary above reflects a total construction duration that spans three consecutive years, including summer periods. Based on phasing scenarios to be explored during design, operational availability of spaces, and campus University Housing cash flow, the potential exists to condense this overall construction duration.

Project Conditions and Issues

Utility Conditions and Issues

This project will be connected to the campus' steam system, campus central chilled water system, campus high voltage electrical power system, and campus IP, voice and CATV networks.

Examples of information to be provided to the selected A/E team by UW-FP&M include:

- Description of utilities available and whether these are campus or outside utility sources.
- Known utility capacity, condition, or location issues.
- Known storm water management requirements or other issues.
- Known related projects and facilities that will affect or be affected by this project.

Known existing utilities and future projects are as follows:

- Chilled water supply and return mains with capacity exists within Dayton Street.
- Future Sellery Hall take-off and stub-out valves for steam are in place in an existing tunnel at the Southeast corner of Sellery.
- Current Utility Project DFD #13H1L – Lake Street Steam Condensate Renovations. This project renovates high pressure steam (HPS), pumped condensate return (PCR) and compressed air (CA) utilities along Lake Street between Dayton Street and Johnson Street including the replacement of two (2) steam pits, replacement of utility distribution to Witte Hall, and refurbishment of a concrete box conduit along Lake Street.

Sustainability Expectations

The DFD Sustainability Requirements should also be followed closely throughout the project. Energy performance and water usage goals will be established during the pre-design phase. Payback analysis will need to be included in establishing these goals.

WEPA Compliance Conditions

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project has been determined to be a Type III action and will not require a full Environmental Impact Assessment or Environmental Impact Statement. This is based on the fact that this is mainly an interior renovation project of existing buildings. UW FP&M staff will document this determination and file the appropriate paperwork with UW System and DOA. No further WEPA action will be necessary.

Additional Documents

The following links contain information that informs the design of this project.

UW-Madison Campus Master Plan:

<http://www.uc.wisc.edu/masterplan/>

UW Madison Technical Guidelines

<https://fpm-www3.fpm.wisc.edu/cpd/ConstructionDesignGuidelines/TechnicalGuidelines/tabid/80/Default.aspx>

UW Housing Master Plan

https://www.housing.wisc.edu/masterplan/pdf/2008_masterplan_update_final.pdf

Existing Floor Plans

Sellery – http://www.cpd.fpm.wisc.edu/projects/Sellery_Plans.pdf

Witte - http://www.cpd.fpm.wisc.edu/projects/Witte_Plans.pdf

Site Plan

