



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

**REQUEST FOR
ARCHITECTURAL & ENGINEERING
DESIGN SERVICES**

**Division of Recreational Sports
Near-West Playfield Upgrade**

For enumeration in the 2015-17 biennium

December 2014

Project No. 14H3H

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Project Background and Purpose

The University of Wisconsin-Madison (UW-Madison) seeks a qualified design team (“A/E”) to pre-design and design the upgrade of the multi-sport outdoor playfield (“Near-West Playfield”) that is managed by the Division of Recreational Sports (Rec Sports) and located on Observatory Drive west of the Natatorium/Gym Unit II, between Willow Creek and Walnut Street

UW-Madison’s recreational facilities served 1.7 million patrons in 2012-2013. Patrons consist of enrolled UW-Madison students, who are “members” through payment of the segregated university fees paid alongside their tuition. Regular and affiliate faculty and staff of UW-Madison may also purchase a membership, as can their spouses and domestic partners. A valid membership allows access to all four Recreational Sports facilities. A variety of programs and activities are offered for students, faculty, and staff alike: aquatics programs; fitness and wellness programs; intramural sports programs; and, sport clubs, which provide opportunities for a more in-depth experience of sports participation than is provided in the Intramural or informal recreation programs.

The mission of Rec Sports is to enhance the UW-Madison experience by providing top-quality programs, services, and facilities, recognizing that a student’s campus experience extends beyond the classroom or office. The Division manages all of UW-Madison’s student recreational facilities, including: the Nat/Gym Unit II; the Southeast Recreational Facility (SERF); the Nielsen Tennis Stadium; and, the Camp Randall Sports Center (Shell). Rec Sports also manages the outdoor fields, including: University Bay; Near-East; and, Near-West.

For the past year, Rec Sports has worked with a consultant to update its 2008 Master Plan and prepare a new Facilities Master Plan to meet the needs of students as well as staff. A referendum on a \$223 million plan to construct a new SERF and Natatorium facilities and two outdoor field areas (Near-West and Near-East) was held on March 3-5, 2014. Students voted in support of a Rec Sports Master Plan that will significantly upgrade the campus’ heavily used recreational sports facilities. This initial project to implement the revised Rec Sports Master Plan is seeking enumeration as part of the 2015-17 Capital Budget at a total estimated project budget of \$6,740,000 (\$5,740,000 Program Revenue Supported Borrowing, and \$1,000,000 Program Revenue Cash).

The Near West Fields are located on Observatory Drive west of the Natatorium/Gym Unit II, between Willow Creek and Walnut Street and serve the outdoor Intramural Sports leagues and Sport Club teams. They comprise 6.7 of the 42 acres of outdoor recreational areas across the campus. Near-West Playfield activities total an average of 1500 hours of use per year and include: Intramural Sports games; Sport Club team practices and competitions; special events; and, Kinesiology classes. The Playfield also accommodates significant use by students for general recreation. The most recent improvement to the soil and drainage of this site were undertaken in 2005 after the completion of the West Campus Co-Generation facility project (this area served as the staging site).

Project Description

This project upgrades the outdoor playfields located to the west of the Natatorium on Observatory Drive. The existing fields will be excavated and graded to create five synthetic turf flag football fields and one championship soccer field. The new playing fields will be fenced, and lighting improvements will be made.

Scope of Services

The A/E will provide pre-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. The services may be contracted for in multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables. Additionally, the A/E shall provide the following pre-design services:

Pre-Design

- Provide pre-design services to complete a Program Statement with Enhancements.
- The A/E team will prepare documents for, participate in, and assist campus staff in public review including Joint West Campus Area Committee meetings (2 meetings), City of Madison Plan Commission (1 meeting), City of Madison Development Assistance Team (1 meeting), and Campus Design Review Board (up to 3 meetings). It is desired that these meetings occur during the conceptual design phase, 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 two city of Madison meetings are tentative based on the need for a “major alteration to an existing conditional use” zoning approval process.

Design through Construction Administration

Provide design through construction administration services. In addition to the requirements for preliminary design through construction administration, the following additions and clarifications should be noted.

- The A/E will work with the Core Team, DFD key staff, and the appropriate campus staff (UW-Madison FP&M Physical Plant, Campus Planning, Capital Planning, Rec Sports, Safety department, and UW Police) to review the Program Statement with Enhancements, Preliminary Review and Design Report, and Final Review documents. The A/E team will facilitate 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 Preliminary Review and Final Reviews.
- Prime AE shall provide resident engineer construction observation services for civil components of project and commissioning of lighting upgrade.
- 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 formats, 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, however the selected consultant team will be required to participate in the WEPA review

process by providing drawings, plans and data as well as attend any public meeting scheduled for the WEPA review process

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

- Six (6) bound color copies of the Concept 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 color image of the proposed Playfield design, approximately 30" x 36", mounted on a foam-core 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.

Project Budget

Construction Cost:	\$5,414,000
A/E Design Fees:	394,000
Other Fees*:	50,000
DFD Management Fees:	232,000
Contingency:	379,000
Movable/Special Equipment:	271,000
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	\$6,740,000

* Other design fees include reimbursable expenses and services contracted for separately such as hazardous materials testing, WEPA compliance, etc.

Project Schedule

A/E Selection:	Feb 2015
Program Statement Submittal	Oct 2015
Preliminary Design Submittal	June 2016
Design Report Approval; SBC Authorization:	Aug 2016
Final Design Submittal	Nov 2016
Bid Date:	Feb 2017
Start Construction:	July 2017
Substantial Completion:	Nov 2018
Final Completion:	Aug 2019

Project Requirements

Utility Conditions and Issues

Geotechnical investigations in this area were performed in 2003 for the West Recreation Fields project, in 2004 for the West Campus Cogeneration Facility project, and in 2009 for the Marching Band Practice Fields Replacement project. The project area has been filled with up to 8-feet of excavation materials from the Cogeneration Facility project. An existing underground infiltration system is located just north of the project area which needs to remain in place.

The supporting infrastructure is expected to be able to support the proposed athletic field improvements project. An existing 4-inch water irrigation service line runs through the center of the proposed field which, if deep enough, can remain in place for non-potable water supply for the field. A new water service will need to be extended to supply the proposed drinking fountains. An existing 12" storm sewer is located in the northeast corner of the proposed field which will need to remain in place with the field construction. The existing dry detention basins located south and east of the proposed field area are to remain. The proposed field drainage and storm water management system will need to discharge to these basins. Eight existing field light poles located around the proposed field limits can remain in place, but will need additional light fixtures to provide sufficient light levels. It is expected that two existing field light poles may need to be relocated closer to the proposed field sideline and may also need additional light fixtures. Three total additional new light poles are expected to be needed along the field sidelines.

Sustainability Expectations

The DFD Sustainability Requirements should be followed closely throughout the project.

WEPA Compliance Conditions

In accordance with the Wisconsin Environmental Policy Act (WEPA), the development of the Near-West Playfield upgrade project will require, at minimum, a Type II Environmental Impact Assessment. This requirement ensures that all environmental impacts that may have fiscal impact can be raised during the WEPA process and that they will be addressed in the project budget estimate. The last public meeting shall occur and major issues resolved before State Building Commission authority to construct. The entire WEPA process must be completed soon after that but no later than prior to bid solicitation.

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 Recreational Sports Master Plan

Note: Project Budgets and Schedules contained in this document are superseded by project request documents prepared for the 2015-17 Capital Budget request accepted by the UW System Board of Regents and intended to be advance to the state Building Commission for enumeration.

http://www.cpd.fpm.wisc.edu/projects/Rec_Sports_Master_Plan_-_FINAL.pdf

Aerial Photo of Near-West Playfield Site

