



**REQUEST FOR ARCHITECTURAL & ENGINEERING DESIGN SERVICES**

**Student Health and Wellness Center  
For Enumeration in the 2017-19 Capital Budget**

**May 2017**

**Project No. 16A1T**

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## Request Statement

This request is to select an Architectural and Engineering (A/E) firm to work with University of Wisconsin, Stevens Point and the Department of Administration Division of Facilities Development to:

- Provide A/E services for Pre-Design Services to study (2) options discussed within this document.
- Provide A/E services for design and construction of selected option.

The project scope includes:

- healthcare
- student recreational athletics
- sport fields requiring NCAA division 3 guidelines
- child care

This project is expected to be submitted by the UWS for enumeration in the 2017 -19 Capital Budget.

## Project Background and Purpose

The 2007 UW-Stevens Point Campus Master Plan (05H1F) identified a future athletic-recreation structure and reconfigured athletic fields in the north portion of campus. A 2010 Space Utilization Study (09A1R) identified Delzell Hall (31,900 GSF) as inadequate for current use as a student health services center, a counseling center and, as a childcare center. This decision was based on the building's age, condition, and structural limitations for programmatic remodeling. A 2011 Recreation Needs Study (10K2C) documented student indoor recreation needs. This study was expanded in scope in 2013 (project 12J2T) to integrate the Student Health, Counseling, and Child Care centers into one facility. The resulting 2015 Final Recreation & Wellness Center Study forms the basis for this AE Request for Services.

UWSP student participation in extracurricular activities such as intramurals and club sports and health and wellness fitness activities has grown exponentially in the past fifteen years. Many of the activities a) have been required to set participation limits; b) practice or compete during times that are not conducive to student academic success (i.e. very late at night); c) are utilizing spaces not designed for the activities; or, d) resort to finding off-campus locations. Compared to peer institutions, UWSP has an extremely successful and popular intramural program currently serving approximately 9,000 participants. UWSP also has 20 club sports teams that are competitive but not NCAA sanctioned. Additionally, 20-30 student organizations are fitness, activity, or recreation based. Scheduling for these multiple users occurs in four time blocks over the nine-month academic calendar. The two blocks occurring from November through early March require indoor space and compete for three primary locations with varsity sports. Currently, UWSP has 20 NCAA Division III sports with 60-70% relying on indoor space for competition or practice. Because of these conflicting demands for space, UWSP has intramural and club sport activities scheduled until 1:00 a.m. many nights of the week (sometimes later) because it is the only time the gyms and activity centers are available.

Storage for the club sport and intramurals equipment is scattered and not convenient to the location where the activity takes place or simply does not exist. Often for student organizations equipment is stored in offices away from the practice facilities or in personal vehicles and off-campus private residences or garages. The decentralized storage system makes keeping inventory and doing maintenance on this equipment nearly impossible.

UWSP has two student fitness centers: the Strength Center at the Health Enhancement Center (HEC, 6353 ASF) and the Cardio Center at the Allen Center (~14,100 ASF). Both are at capacity in terms of space and programming. As the campus continues to grow enrollment and promote wellness as a priority, the current facilities do not meet current demand and do not allow for any additional membership or programmatic growth.

The existing track is located east of the heating plant at Colman Field. The urethane surface is severely cracked, pitted, and delaminating requiring replacement. Because the radiuses of the two curves are not NCAA compliant, the UWSP men's and women's varsity team is unable to host local track meets. This affects recruitment and impacts the athletic operating budget with the additional expense of transporting athletes to off-campus meets. The track is also used by students for general fitness and exercise. A new track will allow the university to host conference meets and tournaments. The track is the location of the annual statewide three-day Special Olympics event attended by over 2000 Special Olympians plus another 600 coaches and supporters. While patching and crack repairs are done annually prior to the event, Special Olympic officials have communicated their concern for the overall track condition and contestant safety.

Delzell Hall, a 1952 former residence hall (with a third floor 1956 addition), houses the Student Health Services Center, the Counseling Center, and the University Child Learning and Care Center (UCLCC). Student Health Services (SHS) confronts multiple serious concerns on a daily basis in the existing facility. SHS is located on multiple floors resulting in poor accessibility and service delivery. Because of a limited number of exam rooms, clinicians cannot stage three patients at time (i.e. in-room waiting; examination; post exam dressing). This condition results in work flow inefficiencies and reduces the overall number of available appointments for students. Inadequate waiting room facilities cause patient confusion. Poor building layout at the pharmacy window and the front desk risks breaching patient confidentiality. The entire building has inconsistent heat. Floors 2 and 3 have no outside air supply. The lab lacks a ventilation hood in violation of OSHA Standards governing the handling of potentially infectious materials. There is electrical interference with the ECG equipment and the lights have to be turned off to perform an accurate ECG. The sterilization equipment room is used simultaneously as an exam room causing equipment to be inaccessible. Asbestos is present in the ceilings of Delzell Hall in a non-friable condition. Hot water supply pipes have repeatedly burst which requires costly repairs and toilets have leaked into medical exam rooms. SHS has a planned staff of 29 employees plus 8 student employees; 37 total. Providing for the comprehensive health, wellness and developmental needs of students is also in support of the Healthy Communities Initiative identified in the UWSP Strategic Plan.

The Counseling Center provides mental health care services to many students and records over 3,000 visits annually. The Counseling Center is staffed with licensed mental health professionals dedicated to assisting students as they navigate difficult circumstances or resolve personal concerns. Demand for counseling services exceeds the number of current counselors; however, an inadequate number of rooms limit the number of counselors that can be provided. The Counseling Center experiences an uninviting environment detrimental to providing care, and has irregular temperature fluctuation, poor plumbing, faulty window seals, roof leakage, and the presence of asbestos in a non-friable condition in the ceiling. Because of the need for credentialed staff, the center also administers national standardized academic and employment tests, college placement tests for the whole UW system, and other formal evaluations. The testing component serves both UWSP students and members of the community who may need to take a structured test in a secure environment. The Counseling Center has a planned fulltime staff of 11 plus 2 part-time staff; 2 training interns and 8 student educators; 21 total.

The UCLCC provides services for up to 70 children annually and has serious space, safety and security issues in its current facility. The basement location presents a multitude of safety and inaccessibility issues. The four separate entrances and exits to the center are a security concern. There is no intercom system or way to communicate throughout the center in emergencies. The facility is not in full compliance for children with physical disabilities. Two toilet rooms are shared between 34 children and do not meet state requirements. The toilets are not located in or near the classrooms causing difficulty with supervision and the need for the children to transition repeatedly. The lack of available space and poor layout has children sleeping in the circulation routes on pads placed on the floor. State licensing requirements that children should not nap closer than 3-inches apart is difficult to comply with because of existing space constraints. Sizes of classrooms do not always meet state codes for the number of children. The crowded environment contributes to the spread of infectious illnesses. Asbestos in a non-friable state is present in the ceilings of the upper floors of Delzell Hall. Despite the deficiencies noted above, the facility and practices of UCLCC do satisfy the stringent NAEYC (National Association for the Education of Young Children) accreditation

requirements for all concerns. There is a desire and a need to increase the UCLCC capacity to 143 children. This includes combining the UCLCC with the early childhood programs of the on-campus Gesell Institute (capacity 27). The UCLCC has a planned staff of 8 fulltime employees; 7 part-time employees plus 70 student employees.

UWSP students approved a referendum in March 2014 with 60% voting approval to create a cash reserve and support 30-year construction bonding to pay for the new construction and site work described in the Recreation & Wellness Center Study draft. A not-to-exceed amount of \$275 per student per year for debt retirement was contained in the referendum. At current enrollment (8500 FTE) and 5% interest rates this amount would support a bond of approximately \$36,100,000. The project was originally submitted as a 2015-17 Capital Budget request for a total amount of \$41,126,000 but was held over for the 2017-19 biennium. The project was re-estimated based on prescribed current ENR rates and a revised bid date. The project will be requested for enumeration as part of the UW System 2017-19 Capital Budget at an estimated total cost of \$43,269,000. This amount should be considered to be the ceiling for total allowable project costs.

### **Project Description**

The selection A/E team will study 2 different options

#### **Option 1:**

Construct 96,100 ASF/133,100 GSF of shared activity space to provide a Student Health and Recreation Center addressing inadequacies in existing recreation, wellness and childcare facilities. Four major units are included in the program: 1) student recreation and fitness; 2) student health services; 3) counseling and testing; and, 4) childcare. A significant portion of the space will be dedicated to student recreation and fitness (64,400 ASF) and include a four-basketball court equivalent sized gymnasium, fitness spaces including cardio, strength, and group fitness; locker rooms and offices for staffing; and support space for a sports equipment rental and outfitter unit. An indoor jogging track is a desired option. A flexible facility design will accommodate changing trends and program interests and will also provide opportunities for Rec Sports to offer accessible facilities for participants of all abilities.

The new facility will also provide space for health promotion and wellness programs (19,669 ASF) that include the Student Health Service and the Counseling and Testing Center. The Child Learning and Care Center will be provided with seven classrooms, two observation rooms, seasonal storage, resource rooms, plus other feeding and support space totaling 12,064 ASF and an additional 5300 square feet of dedicated outdoor playground space. A new UCLCC will reflect educational philosophies that seek to create spaces designed for transformational learning and developmental opportunities to support early childhood development. The new building's design will encourage student interaction and reflect the university's Healthy Communities Initiative that provides for the comprehensive health, wellness, and developmental needs of students.

The new facility will be constructed in the northeast portion of campus on the existing women's (natural turf) soccer field adjacent to existing student intramural (natural turf) recreation and athletic fields. To create a site for the new facility, three separate playing and practice fields need to be moved and repurposed:

- 1) The existing women's varsity soccer field would be relocated to the east of the construction site to the existing student recreation and intramurals field. The new soccer field would be surfaced with artificial turf and located in the center of an eight-land, broke-back varsity running track. The competition compliant track will include, high-jump, pole vault, discus, shot-put, hammer throw, and two long jump pits within the track or adjoining land. The running track and event fields will comply with National Collegiate Athletic Association (NCAA) and International Association of Athletics Foundation (IAFF) regulations. The field will be lit. Bleachers will be installed along the east side of the new building with the minimum capacity matching the existing women's soccer

- bleacher capacity.
- 2) The existing student intramural sport and recreation field will be relocated to the site of the current varsity track at Colman Field just east of the campus heating plant at the corner of Reserve Street and Maria Drive. The new student field will be natural turf and be lit.
  - 3) Two existing natural turfed varsity football practice fields immediately north of the Health Enhancement Center will have artificial turf installed and be lit.

The project includes all the required utility improvements including steam, chilled water, electric and communications distribution systems and equipment. The central campus utilities capacities are sufficient to provide heating and cooling to the new facility, however, underground utility extensions for steam, primary electrical, and chilled water need to be extended from nearby distribution connection points to the new facility.

### **Option 2:**

Renovate the existing Allen Center (17,063 ASF/24,955 GSF) and construct an addition in order to meet the 31,733 ASF in space needs for the Health Clinic, Counseling and Child Care Center program needs.

Construct a 64,400 ASF addition at the southwest corner of the existing Health Enhancement Center (HEC) for use by rec-sports. The intention is to provide the cardio and strength fitness rooms; large group fitness/multi-purpose rooms; user support spaces; "outdoor adventures;" rec and intramural sports administration; and shared public spaces as tabulated in the Rec & Wellness Study (Jan 2015, pages 30-31).

Outdoor Fields: This option will still include moving the track and women's soccer fields; re-conditioning the existing track field to receive rec/intramural sports; and placing artificial turf on the existing varsity practice fields outlined immediately above.

Inflatable Dome: This option will procure a temporary inflatable fabric dome, foundations and ancillary facilities of approximately 70,600 ASF in size to meet the remaining rec-sports needs. The concept is for the dome to be installed over one of the two existing varsity football practice fields just north of the Health Enhancement Center, that are proposed to receive artificial turf. The dome would be installed in lieu of constructing a 23,600 ASF four-court gymnasium equivalent and 1,000 ASF of gym storage in the stand alone facility. The dome would include an entrance-service building of about 3100 GSF to include vending/gathering, storage, office, restrooms and mechanical/utility rooms.

The construction and operational costs of this alternative will be compared against the option of a stand-alone building solution as outlined in Option 1. Direction will then be provided by UWSP, UW System Administration and DFD on which option to develop proceed which will meet the requirements for preliminary design through construction.

### **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 contracts or contracts with 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: In addition to the requirements for pre-design the following addition and clarifications should be noted:

- An Enhanced Program Statement per the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants* with the following enhancements:

- The A/E team will prepare documents for, participate in, and assist campus staff in public review including Student Senate, Deans Council, Provost Council, and a General Campus public meeting. It is desired that these meetings occur during the conceptual design phase.
- Identify spaces which will have air conditioning and prepare a life cycle cost analysis for geothermal energy systems versus steam and chilled water systems.

Preliminary Design: 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 will work with the DFD and the appropriate campus staff to review the Program Statement, Preliminary Review, and Final Review documents. The A/E team will attend a design review meeting at each of the Preliminary Review and Final Review stages. The reviewers 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.
- The A/E will work with the DFD and the appropriate campus staff and student representatives (Student Government Association; University Centers; Facilities Planning; Facility Services; Recreational Sports; Safety department; Health Services; Counseling Center; UCLCC; and Athletics) to review the Program Statement, 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 four (4) complete review sets in addition to the review sets required for DFD for the Preliminary Review and Final Reviews and one review set for UW-System Capital Budgeting and Planning. University Centers
- The A/E team will prepare documents for, participate in, and assist campus staff in public review including City of Stevens Point Plan Commission (two meetings: one conceptual drawings and the second final review) and presenting the concept at the Wisconsin Environmental Protection Act (WEPA) Public Scoping Meeting. 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.
- A/E will provide interior design services including preliminary layout of systems furniture in office areas and movable furniture in all other areas. UWSP will be responsible for final design and specification of systems and movable furniture. UWSP 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. Exterior building identification signage will be arranged by Facilities Planning staff and paid for by the project.
- A/E will verify existing capacities and projected loadings and design all required utility improvements including civil utilities (storm, sanitary, water, natural gas, etc.), steam, chilled water, electric, and communications distribution systems and equipment; A/E will provide all required utility distribution design and construction specifications and documents, including traffic and pedestrian control.
- The project will include design and construction documents for all landscape and site work around the new facility/s including new entry sidewalks, retaining walls, childcare playground, and landscape plantings and any required parking modifications.
- 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.

Note that the following services will not be included in the scope of services:

- Preparation of a Type 1 Environmental Impact Statement for WEPA will be contracted separately.
- If necessary, asbestos abatement design will be completed by DFD and will be incorporated into the Demolition documents of the AE's bid set. Asbestos abatement will be performed under the statewide asbestos abatement contract.
- Third party (Level II) commissioning will be contracted separately by DFD.

In addition to the requirements in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, deliverables shall include:

- Six (6) bound color copies of the Program Statement, letter size. (Diagrams may be 11" x 17", folded to fit in the bound report).
- Electronic copies, in PDF format, either downloadable or two (2) 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 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.
- A/E will provide 3D detailed design renderings illustrating massing, volume of main spaces, finishes, and colors for review by the UWSP 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. These drawings will also be used in the public, city zoning and WEPA review process for the project.
- 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.

**Project Schedule Summary:**

A/E Selection:	July 2017
Project Enumeration	2017
Design Report:	Sep 2018
Bid Date:	Mar 2019
Start Construction:	Jun 2019
Substantial Completion:	Jun 2021
Final Completion:	Aug 2021

**Project Budget Summary:**

Construction:	\$35,431,000
Design:	\$2,579,000
DFD Fee:	\$1,516,000
Contingency:	\$2,480,000
Equipment:	\$1,010,000
Other Fees:	<u>\$253,000</u>
TOTAL:	\$43,269,000



## **Project Conditions and Issues**

### **Utility Conditions and Issues**

This project will be connected to the city civil utilities (storm, sanitary, water, natural gas, etc.) and the campus' steam system, campus central chilled water system, campus high voltage electrical power system, and campus IP, voice CATV, building automation and campus building security networks. Examples of information to be provided to the selected A/E team by UWSP Facilities Planning and Facilities Services include:

- Description of utilities available.
- 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 west of the project near Allen Center.
- Steam mains route north/south in Reserve Street with an easterly branch connection south of the Suites Dorms at 201 Reserve. The HEC facility has there steam connections; one from Reserve St at the SW corner, two from 4th Ave (east and west of main entrance).
- The building civil utility connections will continue to utilize the City of Stevens Point water, sanitary sewer, and storm sewer located in Illinois Ave to the west.

### **Sustainability Expectations**

The DFD Sustainability Requirements should be followed closely throughout the project. It is expected that early in the project the project managers will work with the architectural-engineering team to identify project specific sustainable design goals and conceptual standards.

### **WEPA Compliance Conditions**

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project has been determined to be a Type I action and will require a full Environmental Impact Statement. A majority of the WEPA process must be completed prior to submission of the Design Report for State Building Commission action.

### **Additional Documents**

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

[UWSP Student Recreation & Wellness Center Study](#)

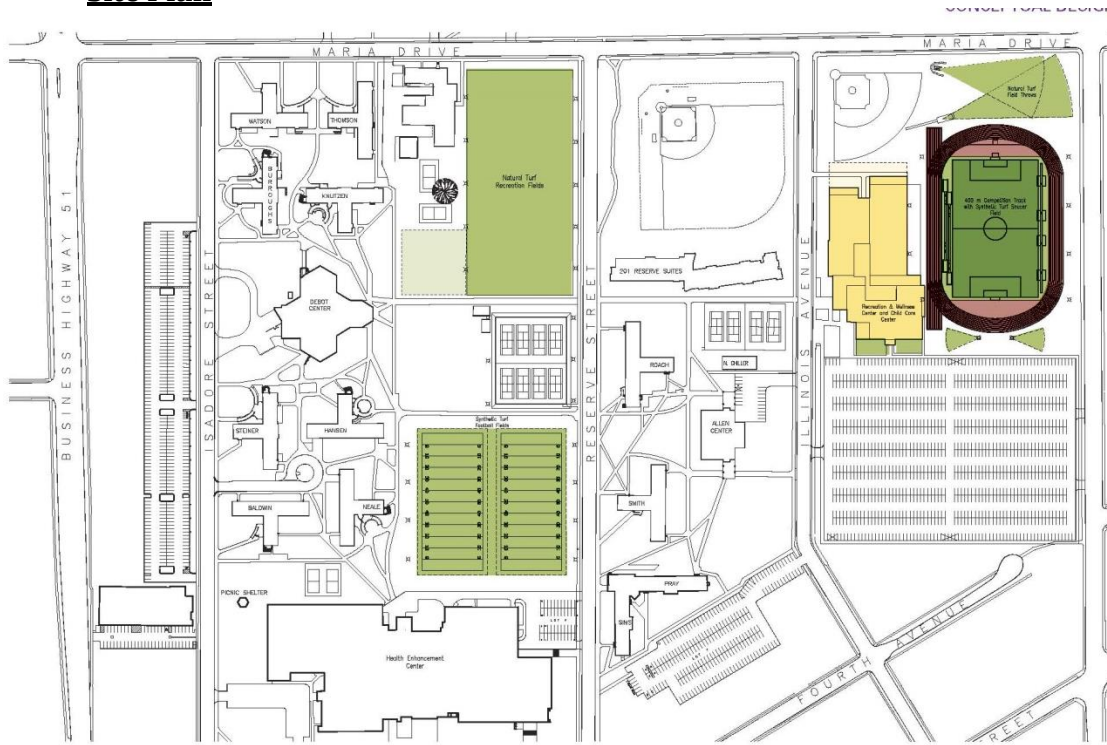
[Study APPENDIX available via Dropbox link](#)

[UWSP Campus Master Plan](#)

[UWSP Strategic Plan](#)

# Attachments

## Site Plan



CONCEPTUAL DESIGN



**A** Recreation & Wellness Center and Child Care Center

**B** 400m Competition Track with Synthetic Turf Soccer Field

**D** Synthetic Turf Football Fields

**C** NaturalTurf FieldThrows

**E** Natural Turf Recreation Fields

# Alternative Site Plan w-dome

