



**WISCONSIN**  
UNIVERSITY OF WISCONSIN-MADISON

**REQUEST FOR  
ARCHITECTURAL & ENGINEERING  
DESIGN SERVICES**

Lot 62 Parking Garage

DFDM Project 1711F

January 2018

## **TABLE OF CONTENTS**

Project Background and Purpose.....	1
Project Description.....	2
Scope of Services .....	3
Project Budget.....	5
Project Schedule.....	6
Project Conditions.....	6
Additional Documents .....	6
Attachments.....	7

## **Background and Purpose**

The intent of this project is to provide replacement parking for stalls that will be lost due to the expansion of the proposed School of Veterinary Medicine (SVM) facility addition and construction of the new Meat Science Building. Lot 62 currently provides 410 parking stalls on the west side of campus and is one of the last large surface lots on campus (the other being Lot 60). A majority of these stalls would be lost with the construction of the new School of Veterinary Medicine Building Addition on the west side of the existing surface parking lot. The campus will also lose 58 surface spaces from the removal of Lot 43 with construction of the Meat Science Building project (which is currently under construction) and an additional 11 stalls will be lost in Lot 59 west of Willow Creek when the 1960s era Walnut Street Greenhouses are replaced and expanded.

UW-Madison has a current headcount population of 65,000, consisting of approximately 21,600 faculty/staff and 43,400 students. The campus parking system is comprised of approximately 13,000 parking spaces to accommodate permit, visitor, short-term, and departmental vehicle parking needs. The university continues its policy that allows parking for only a small percentage (less than 2%) of students who commute and have few transportation alternatives.

The 2015 Campus Master Plan Update for UW-Madison establishes goals and guiding principles for the consideration and development of proposed campus growth and updates to existing facilities and infrastructure. The established principles include the mandate to "provide the minimal amount of parking needed to meet the needs of the campus and its visitors." In addition, parking projects are to support the broad principle of "make travel easy" by providing for convenient bicycle/pedestrian facilities and including improvements to campus streetscapes to make a more comfortable and safe campus environment. As such, the primary influences of the Campus Master Plan for this project are related to setbacks. Stormwater management guidelines are also established in the university's new Green Infrastructure Master Plan. Links to this web-based information are provided at the end of this document. Setback limitations established for the garage concepts are also described below.

The Campus Master Plan also establishes height limitations for all proposed future development. The established height limit for this proposed parking garage is six (6) parking levels, which has a maximum elevation (above mean sea level) of 919.00 feet. Other influences of the Campus Master Plan speak to the importance of the view shed of Linden Drive looking west toward the proposed SVM expansion. While a minimum setback for the parking facility is established to match that of the Meat Science Laboratory, the university prefers that parking ramp building elements be held as far to the north as possible to maximize the open view shed to the new Vet School building and its new open space to the west.

In 2016, UW-Madison commissioned a pre-design study to establish conceptual design for the Lot 62 Parking Garage. This study developed and evaluated concept options for a parking garage with a minimum of 600 parking stalls (including ADA compliant parking), motorcycle/moped parking, and bicycle parking. Concept garage layouts were analyzed, developed, and documented in the pre-design report along with essential information needed to initiate the design process.

If the construction of this parking garage is not completed before the construction of the addition to the School of Veterinary Medicine, parking availability on this area of campus will be greatly reduced. Inadequate campus parking will increase the demand on surrounding city of Madison streets and university parking lots and garages that are already at capacity, making this alternative highly undesirable.

### **Project Description**

This project shall select one of the concept design options presented in the 2016 Planning Study (as directed by FP&M leadership), and conform to UW-Madison, DOA-Division of Facilities Development and Management (DFDM), and the applicable city standards and conform to building code requirements for parking garages. The 600+ total spaces in the garage shall include the required ADA spaces, permit spaces, and visitor spaces. The proposed garage shall be a pre-cast structure and must be architecturally integrated into the surrounding neighborhood based on the UW-Madison Campus Design Guidelines and approved Campus Master Plan. The garage shall have the required exit stairs and elevators as outlined in the concept design study.

UW-Madison Transportation Services will provide the program revenue funding for this entire project. The consultant shall work collaboratively with Transportation Services, UW FP&M staff and DFDM staff to ensure the design requirements are properly understood and applied to meet the needs of the university.

The proposed project contains, but is not limited to, the following design elements for the proposed new construction:

- Construct a five or six-story parking garage structure as outlined in previous the pre-design study.
- Meet the setback requirements outlined in the pre-design study.
- Include a small storage area within the structure.
- Modify the roadway to Linden Drive and construct a new adjacent access drive perpendicular to Observatory Drive.
- Relocate underground electric lines along the east boundary of the site.
- Construct storm water management facilities on-site to meet requirements of the near west campus stormwater study.
- Provide accommodations for bicycle and moped parking.
- Include snow removal chutes from the upper floor.
- Provide new signage along adjacent streets to aid in wayfinding.
- Provide new landscaping around the garage, especially along the Linden Drive and Observatory Drive frontage, and for the new stormwater facility.
- Install AE designed and specified, owner-purchased, contractor-installed, access control and revenue control equipment prior to Owner occupancy.
- Maintain MG&E's permanent access to their transformer in the southeast corner of the site.

UW-Madison Campus Technical Guidelines and DFDM Design Guidelines for parking garages, lighting, landscape, and streetscape are to be incorporated into the project; the recommendation is that there be a combination of brick and architectural pre-cast for the exterior finishes on the

parking garage. The project as currently described, is not eligible for LEED certification because of the requirement for 1,000 square feet of occupied, conditioned space.

A survey map was prepared of the existing site conditions by JSD Professional Services as part of the Kimley Horn Pre-Design Study Report. This survey will be available in electronic format to the shortlist of A/E candidate prior to interviews. Some additional field survey may be needed for final design.

A stormwater management study was completed by Robert Montgomery Associates for this site and the adjacent sites as part of a new west campus stormwater management plan. This study provides conceptual stormwater management designs for the parking garage site. The selected AE team shall provide preliminary and final design of appropriate stormwater management facilities to meet both regulatory requirements and campus goals.

### **AE Scope of Services**

In accordance with the DFDM AE Policy & Procedure Manual, the consultant team should be prepared to work with a diverse constituency in a highly interactive design process. The consultant is required to provide the following minimum services and deliverables:

- Review existing project, site and structure documents including the 2016 “Lot 62 Parking Garage Pre-Design Study Report” to understand and verify the programming, the functional analysis of the site, the estimated total project budget and the schedule for the completion of the work.
- Working with users and regulatory agencies to identify actions that will be necessary to implement this project.
- Develop the architectural design of the building façade that is appropriate for the structure’s use as a parking garage but still fitting with the surrounding buildings.
- Develop a 10% Design Report including the facility condition assessment, results and recommendations of geotechnical investigations, revised program statement, conceptual plans of the proposed parking garage expansion including site layout, any zoning considerations, site utilities, roadway and intersection changes, schematic building plans and sections, and narrative descriptions of proposed building systems. Identify design and construction options and their impacts on budget and schedule. The 10% Design Report will be circulated by UW-Madison to the campus for review and approval and will be mutually approved by UW Madison, UW System, and DFD. The acceptance of this document by the above parties will be necessary prior to continuing with design.
- Prepare documents for, participate in, and assist campus staff in public review and approval processes such as those required for the EIS process, City of Madison Plan Commission, and Joint West Campus Area Committee (JWCAC) meetings. The UW FP&M staff will submit the project materials and associated forms for these approvals. The A/E will provide the number of sets of design documents needed for all submittals. The A/E will coordinate and

conduct the approval process meetings in concert with the UW FP&M staff. Each submittal may require the AE to provide from one to fifteen document sets and associated electronic copies. The AE should assume attendance at one meeting each for Plan Commission, JWCAC, and EIA.

- Prepare documents for, participate in, and assist campus staff in review and approvals associated with Integrated Design Review Workshop (DFDM, UW-Madison) and Campus Design Review Board (DRB). Presentation documents shall be appropriate to the phase and suitable for the use. This includes 3D color renderings to show proposed building architecture, site features, and spatial relationship of the building expansion in its neighborhood. The Pre-Design concepts have already been presented on one occasion to the campus Design Review Board during the planning study. Additional expectations associated with the DRB include three meetings where early concepts can be presented and discussed. It is desired that these meetings occur during the conceptual design phase, the schematic design phase and prior to the submission of the 35% Design Report. The UW FP&M staff will submit the project materials and associated forms for these approvals. The A/E will provide the number of sets of design documents needed for all submittals. The A/E will coordinate and conduct the approval process meetings in concert with the UW FP&M staff.
- Provide landscape architectural design services (for all areas identified within the project limits on the attached site plan) including the planning and specification of plant materials and hardscape, site furnishings, stormwater management, site lighting and all improvements that may be required to complete site development for pedestrian and bicycle movements around the site; screening and integration of utility access and ventilation points, gathering areas, exterior signage, and snow removal/storage. All exterior space must be designed with universal access for people with disabilities.
- Working with the 2016 site survey, additional survey information gathered by AE, information from UW-Madison, and/or local utility companies, provide design for alterations, upgrades, or extensions of existing utilities, as well as any new utility routing needed for this project. The development of the Concept Design from the 2016 predesign study intended to minimize the need for relocating utilities; however, it is likely that campus or private utilities may need to be relocated within the project area as part of this design effort. This may include but not be limited to water main, fire protection, wash down systems, sanitary sewer, storm sewer, electric, steam, chilled water, and telephone/data.
- Verify the stormwater management needs and concepts presented in the 2016 predesign study and the West Campus Stormwater Management plan, and then design stormwater management and runoff practices that are necessary for the project.
- Perform a constructability review including construction staging, crane placement, crane height, material deliveries, facility operations, vehicle access, and pedestrian safety and access.

- Develop complete 100% Construction Documents complying with the UW-Madison campus technical guidelines (<https://fpm-www3.fpm.wisc.edu/cpd/Default.aspx>), [DFDM Policy and Procedures Manual for Architects, Engineers and Consultants](#), and the DFDM [Master Specifications and Design Guidelines](#).
- Work with the appropriate campus groups (UW FP&M, Transportation Services, Physical Plant, Safety Department, and UW Police) to review the 35% and 100% documents. The A/E team will attend full day on-campus review meetings for each of the 35% and 100% documents. The A/E will provide the campus with six complete review sets and an electronic PDF format file (in addition to the 15 review sets required for DFD) for the 35% and 100% reviews, as well as six complete sets of the bidding documents.
- Design and specify all building signage, interior and exterior to the parking garage, including those needed for wayfinding, vehicles, bikes, pedestrians parking, and traffic control as well as the official building identification sign using campus sign design standards. Signage for surrounding roadways shall also be designed and specified. Temporary signage for vehicles, pedestrians, busses, bikes and mopeds needed for construction phasing shall be designed by the AE and included in the bid documents. Signage for the surrounding buildings will need to be coordinated with campus staff.
- Design and coordinate with UW Transportation regarding owner-purchased, contractor-installed equipment including access control and revenue control equipment.
- Although this project will not be a certified LEED design, the A/E will design a highly sustainable parking structure by including applicable storm water management practices, specifying locally sourced materials and resources that have a high recycled content, and recycle greater than 90% of the construction and demolition waste.
- A Type 1 EIS will be required and will be contracted separately by DFD, however the A/E team will need to attend 3 public meetings and provide information and drawings necessary to communicate project scope to the EIS consultant and to the general public.
- At the end of construction, provide the campus with two copies each of Operation and Maintenance (O&M) manuals, three complete sets of electronic record drawings (AutoCAD format), and specifications (MS Word format), including the work of all sub-consultants, as well as hard copies of same. This is in addition to the record drawing requirements of DFD.

### **Consultant Qualifications**

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

**Project Budget**

<b>Budget Item</b>	<b>%</b>	<b>Cost</b>
Construction		\$19,200,000
AE Design Fee	8%	\$1,536,000
Other AE Services		\$146,000
DFD Management	4%	\$845,000
Contingency	10%	\$1,920,000
Estimated Total Project Cost		\$23,647,000

**Project Schedule**

A/E Selection	March 2017
Design Report	May 2018
BOR/SBC Approval	June 2018
Bid Date	December 2018
Begin Construction	March 2019
Substantial Completion	July 2020
Final Completion	October 2020

**Project Conditions**

- The parking garage will need to meet the specified setbacks outlined in the Pre-Design Study and the approved Campus Master Plan.
- There is an existing MG&E substation that is to remain as-is and will be outside of the project limits.
- The surrounding roadways and fire lanes need to remain operational to many types of traffic and vehicles (including emergency vehicles) twenty-four hours a day, seven days a week both during and after construction.

**Additional Documents**

2015 Campus Master Plan:

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

2015 Green Infrastructure & Stormwater Management Plan:

<http://www.masterplan.wisc.edu/documents/Appen%202%20Green%20Infrastructure%20MP%202016-1019%20low%20res.pdf>

Lot 62 Parking Garage Study:

<https://uwmadison.box.com/s/vh3c1fw957adhti1qsahtf8klor4qc80>

UW-Madison Technical Guidelines:

<https://cpd.fpm.wisc.edu/technical-guidelines/>



# Attachments

## Proposed Site Plans



OR



