

**REQUEST FOR
ARCHITECTURAL/ENGINEERING
PRE-DESIGN & DESIGN
SERVICES**

Wisconsin Union Redevelopment Project

Theater Wing Renovation

Project # 09K1K

January 2009

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Vision

For over 100 years, the Wisconsin Union has been a nationally recognized leader in student programming and the art of bringing people together. Making lifetime connections between students, faculty, staff, and alumni – and in turn, the campus – is what the Wisconsin Union does better than any other union in the country.

The fundamental goal of this project is to advance the Union's vision, *"To be the heart and soul of this great university"* by creating physical spaces which serve as social magnets, advance student programming and draw people together from around campus, the state, and the world. How this project is undertaken, the programs and services it provides, and its final physical manifestation must all be about building community – supporting the Union motto of "Sociotate Crescit Lumen" or "Light is increased through human relationships."

Background

The 188,750 ASF / 220,500 GSF Memorial Union was completed in 1928 and the Theater Wing including Hoofers was added in 1939. As the center of student life at the UW-Madison campus, the Memorial Union is home to theaters, entertainment venues, food service operations, meeting rooms, large gathering spaces, art galleries, guest rooms, recreational venues, and numerous student activity/program spaces. The Union Theater Wing has long been a center for the arts, not only for the UW-Madison campus, but for the Madison community and the State of Wisconsin. There are actually two theaters which comprise the Union's Theater Wing. These include the one to which is most often referred, the Union Theater, which currently seats 1300, as well as the Frederic March Play Circle Theater, which seats 168. The theaters are an integral part of the Memorial Union, drawing the arts into the daily life of the campus, and reflecting a vibrant kaleidoscope of arts, politics, public discussions, and ceremonial occasions.

In recognition of the Union's 75th anniversary and with a desire to take a comprehensive look at their aging facilities, the Wisconsin Union hired a consulting team in 2002 to conduct a master plan study of both Union South and Memorial Union. This master plan considered the condition of existing facilities as well as their ability to meet the growing needs of students and other user expectations.

In 2005, the Union retained the Campus Master Plan's consultant, Ayers Saint Gross, to undertake conceptual planning and preliminary programming for a Union South replacement project as well as to identify general infrastructure, functional, building code, and space deficiencies in Memorial Union that needed to be addressed.

In October 2006, the student body voted to increase their segregated fees in support of constructing a new South Campus Union and renovating the Memorial Union. This scope of work includes addressing ADA accessibility issues, infrastructure upgrades, and building code compliance in addition to confirming the allocation of space and historic preservation of the existing structure.

The historic renovation of Memorial Union is the second and final stage in the Union's overall facility improvement plan. Construction of the new South Campus Union is currently underway and is slated for completion in early 2011. Due to the enduring relationship the Union has had with so many people over so many years, work at Memorial Union is considered by most to be the more significant and it will be accomplished in several phases – the first two phases being part of this project. The overall Memorial Union Redevelopment Project will complete the vision and secure the future of the Wisconsin Union for decades to come.

The ultimate intention of this project is the historic preservation of the iconic Memorial Union. Preserving the rich history of this campus gem for generations of students, faculty, and staff to come is the final goal of the Union's long-standing facility improvement plan. Memorial Union must remain the center of student life for the campus and community and extend an invitation to all who enter to attend the Union's activities and programs as well as enjoy its facilities and services. A successful building/site design and implementation will allow Memorial Union to improve its already remarkable sense of belonging, connect people to each other and the

campus, and engage the larger community in what it means to be part of the academic experience that is UW-Madison.

The Planning Principles for the Union’s overall facilities plan (the Wisconsin Union Initiative) are well-established and were incorporated into the design process for the new South Campus Union. It is the intention of the Union to follow through on these principles during this stage of the project as well:

- The Union’s buildings must be people magnets
- The Union’s buildings must advance programming
- The architecture must be timeless and enduring. The building process and materials must be green and sustainable
- The Union’s facilities must be student-focused, but also welcoming of all
- The Union’s facilities must be a draw for the entire campus, but also reflect the interests and needs of their local neighborhoods
- The Union’s buildings must be complementary to each other
- The Union’s facilities must tell the story of the State of Wisconsin, UW-Madison, and the Wisconsin Union

Project Description and Scope

The long range plan for Memorial Union calls for the complete renovation of the Theater Wing (west), Central Core, and Commons Wing (east). With the intent of preserving its architectural heritage and historic significance in the development of campus culture, the primary focus of work at Memorial Union will be restoration, space and program enhancements, accessibility improvements, infrastructure and building code upgrades, modest additions/expansions in keeping with the historic character of the original building, and site improvements.

The Theater Wing is currently the only portion of Memorial Union that is enumerated for design and construction. The scope of work included in this request describes two phases of work. Phase I will include programming and conceptual design for the entire building and its surrounding site. When this work is complete and approved, Phase II will provide for the development of the full design for the Theater Wing (west) only. Design of the Central Core and Commons Wing (east) will be completed in future phases as one or more separate projects, probably via separate A/E selection processes.

Existing Theatre Wing	New Additions	Planned Renovation Work
54,000 ASF / 90,000 GSF	Rest of Theatre Wing	Union Theatre - 20,000 ASF / 32,300 GSF
	14,000 ASF / 21,400 GSF	Rest of Theatre Wing (Non Theatre space) 26,000 ASF / 41,900 GSF
		Total Renovation Work - 46,000 ASF / 74,200 GSF

Phase II plans to renovate approximately 60% of the area in the Memorial Union Theater Wing. This phase of the project will also construct several additions as appropriate to provide for expanded and improved below grade space for Hoofers as well as above ground spaces for the Union Theater, including enhanced back-of-house support and opportunities for catering and pre-function activities in a shared expanded lobby/student study space. In addition, the project will bring the wing up to current standards for accessibility, building codes, and HVAC, electrical, plumbing, and telecommunications systems. There will be a significant amount of exterior site development also included as part of Phase II.

Much in the way of initial documentation of the building and space analysis has already been completed via previous studies. These are available to all interested consultant teams as a part of this selection process (See additional resources.) It should be noted, however, that a number of the previous conclusions have changed due

to work continuing over the years since these documents were completed as well as decisions made as a part of the planning process related to the South Campus Union project.

It is desired that the Memorial Union project leverage every opportunity available to be sustainable from conception through construction and commissioning, and operationally for years to come. The UW sees this renovation project process as a learning opportunity for the campus and clearly as a project which will set the pace for future work on campus. As such, it is an expectation that this project be designed to meet a minimum silver certification via LEED v.3 for New Construction and Major Renovations.

Phase I - Pre Planning for Memorial Union

In order to provide the following services and deliverables, the primary goals of the pre-planning exercise should be considered:

- Complete the Historic Structures Report and help determine the level of upgrade/renovation/restoration required for each key area within the facility based on the information provided in the previously developed Preservation Plan. The deliverables from the Preservation Plan will be incorporated into the Historic Structures Report.
- Identify an overall strategy for accessibility improvements including space that may need to be set aside and/or added to the building to accommodate new restrooms, stairs and/or elevators. Identify functional space or capacities that may be lost due to accessibility upgrades. The primary goal is to provide universal access into and through the building.
- Identify an overall strategy for infrastructure improvements including best locations for head end equipment and most effective pathways both vertically and horizontally to connect MEP, fire suppression, communications, and all other systems throughout the facility. Identify which existing systems can remain, which should be consolidated or replaced, and where. As an example, the Memorial Union currently maintains over 20 separate pieces of HVAC equipment, some of which are original to the 1928 building.
- Evaluate the quality and longevity of existing major equipment to determine the need for repairs, rehabilitation, or replacement including all elevators and lifts (passenger, orchestra pit, and freight), theater equipment, food service equipment and the like.
- Evaluate the magnitude of building code upgrades that must be incorporated and those that may be grandfathered.
- Determine size and location for functional programs which will be relocated as a result of the new overall plan for physical improvement including the repurposing of existing spaces to other needs.
- Identify key locations for additions to the existing building and/or modifications required to be made to the exterior of the building and conduct a preliminary review with the Wisconsin Historical Society for viability.
- Identify the scope of needed exterior envelope repairs and cleaning, window restoration or necessary replacement, and roof restoration.
- Identify key opportunities where sustainable building practices may be achieved and goals for LEED certification that match student and staff priorities.
- Identify improvements to the functional programming of the exterior of the facility including those at the Memorial Union Terrace and other lakeshore assets, the loading dock and future replacement of Lot 1 with a pedestrian greenway, the “front door” approach to the Union along Langdon Street, and the potential for relocated and/or improved service/delivery as well as patron access to the Union Theater along Park Street.
- Provide detailed descriptions of each area within the scope of the work via room data sheets
- Identify design alternatives with associated order-of-magnitude budget and schedule impacts
- Provide close coordination of this project with the Wisconsin Historical Society. A Preservation Plan for the building is being completed via separate contract and will be made available to the successful design team as they begin their process.

Key additional elements to be addressed by the design team, both in the Theater Wing and in other areas of Memorial Union include:

- Provide at-grade access to the Memorial Union Terrace from Langdon Street on the west end of the building
- Provide an accessible public entrance along the west end of the building
- Identify a location for temperature and humidity-controlled art storage which was not able to be included in the South Campus Union project as originally planned. The study may result in a location for this other than the Theater Wing, but within Memorial Union elsewhere.
- Identify a location for a games room to support billiards and other table games. This space has until recently been located in the lower level of the Theater Wing, but was recently taken offline due to environmental challenges. A games room must be included in Memorial Union planning. The study may result in a location for this other than the Theater Wing but within Memorial Union elsewhere.
- The proper restoration of iconic spaces throughout the facility such as Great Hall, Tripp Commons, der Rathskeller, and the Paul Bunyan Room, the functions of which will not change to any great extent. This will include the preservation and restoration of hand painted wall murals, decorative ceilings, and the like. All of these spaces should be addressed within the Pre-Planning phase and those within the Theater Wing, addressed in greater detail as a part of Phase II work.

Key programmatic elements to be addressed as part of the Wisconsin Union Theater Wing include:

Union Theater

The Wisconsin Union Theater is the largest performing arts venue on the UW-Madison campus and one of its most prolific event spaces. This project will allow the Theater to undergo its first comprehensive renovation since construction in 1939 and as such, must address the long-term programmatic and physical needs of the Theater. Identifying the proper program niche for the main Theater as well as the Play Circle among other campus venues, re-distributing back-of-house support spaces, setting general facility enhancement priorities, and designing state-of-the-art program support spaces for positive revenue streams associated with the theaters are essential components of this project.

The Theater continues to support over 450 events annually in a dynamic and historically sensitive location. At the same time, this wing provides the Memorial Union with its only real expansion opportunity on the site. It is the Union's desire to retain the excellent acoustic properties in the Theater while pursuing enhancements that include an accessible box office operation, a new stage, enlarged orchestra pit, a greater number of dressing rooms, accessibility to the balcony, accessible restrooms, sound isolation from the Terrace and Park Street, improved loading dock access, and enhanced lobby/lounge space for pre- and post-function events that can support catering at night as well as student lounge space during the day. A state-of-the-art theater is the goal of this thorough renovation and restoration. To that end, additional enhancements may also be identified by the design team for the Union's consideration.

Play Circle Theater

Although a much more intimate theater, the Play Circle is very unique and has its own auspicious history. Currently the Play Circle serves as an important venue for many of the Union's ongoing film series. A new film venue, however, has been included in the design of the South Campus Union. This will offer the Union a unique opportunity to repurpose this space in support of comedy, cabaret, spoken word, and student-directed performances of all kinds.

The Union is interested in developing a "black box" space that offers a wide range of possibilities. The original "broadcast booths" located on the upper level may be able to be converted to additional seating.

Hoofers

The Wisconsin Hoofers is headquartered along with their extensive boat operation and repair shop, in the lower level of the west wing of Memorial Union. Hoofers is home to six clubs (Sailing, SCUBA, Ski and Snowboard, Riding, Mountaineering, and Outing) with over 2,000 members and is one of the most visible of the Union's programs. Renovation and expansion of their facilities will require sensitive handling at its interface with the edge of Lake Mendota and its proximity to the Lakeshore Nature Preserve.

It is the desire of the Union to maximize the amount of space available on this area of the site, resulting in an improved lakefront presence, greatly enhanced club facilities including safety issues associated with the repair shop and upgraded equipment purchases, improved revenue opportunities for the clubs, and the seamless integration of this area with the lower level of the Union as well as the Terrace. It is anticipated there will be significant renovation associated with this element of the program.

Craft Shop/Mini Courses

The Union Craft Shop provides a place for students to satisfy their creative urges in a variety of craft media. Craft shop users represent a wide assortment of interests, abilities, and skills and they are offered a safe and comfortable environment in which to work at photography, pottery, jewelry making, woodworking and more. Union Mini-Courses currently share this space and all of its equipment.

The primary need for this area is a large open space where everyone can gather for general instruction and those who wish to work on non-equipment related activities can have space to spread out. The remaining spaces seem to work very well for the tasks to which they have been assigned. While equipment is generally in good condition, the exhaust systems for the kiln and photography and the dust collection system for the woodworking areas should be reviewed for safety and updated where needed. Due to resurgence in traditional darkroom technique among students, the Union would like to rebuild this area of the Craft Shop to include new equipment as appropriate. Other additional pieces of equipment are desired if space can be found for them.

It is important to note that should a higher and better use be determined through the pre-planning phase for the area currently allocated to the Craft Shop, this function may be relocated elsewhere in the building.

Union Terrace and Exterior Site Development

The Terrace provides the Union with its most visible community gathering space as well as one of its most substantial sources of program revenue. Enhancements to this space that will support operations, programming, and food service are a significant component of this project.

Exterior open space should be developed to integrate, complement, and enhance internal functions at the Union as well as offer maximum accommodation for the programming of exterior activities related to student life. These spaces should recognize their context and take advantage of natural site conditions, as well as leverage proximity to Lake Mendota, the East Campus Pedestrian Mall, the Lakeshore Nature Preserve, and Library Mall. It is the Union's desire to maximize seating capacity in a way that allows people "to see and be seen" while also pursuing an enhanced and/or relocated stage with dressing room access, additional food service and recreational rental opportunities, restrooms, an integrated second-level terrace adjacent to the Theater, Main Lounge and Tripp Commons, and improved green space.

In addition to the development of exterior spaces for people, this project must develop solutions for operational issues in this area of the campus. The Union's loading dock currently serves not only the Union, but supports in some manner deliveries to the Red Gym and Pyle Center. Given that the East Campus Pedestrian Mall will soon reach its terminus at Lake Mendota requiring that Lot 1 be removed, it is incumbent upon the design team to look at alternatives for the Union's delivery operation. The Wisconsin Alumni Association is currently working on the development of this area into an elegant parkway. Close coordination with the results of their planning efforts will be expected to be included in the exterior planning for Memorial Union.

It is desired to complete as much of the exterior expansion and upgrade of exterior spaces as appropriate with Phase II work as the budget permits, knowing that remaining work will be completed as part of future phases. It is important to note that access to some portion of the terrace must be maintained at all times.

The division between the Memorial Union Theater Wing and Central Wing may be blurred and denoted differently on each floor in order to take advantage of previously completed work within the building and project work slated for completion in future phases. The strategic determination of what is to be included in the specific scope of work for this first phase will be made by the design team and Wisconsin Union after Phase I Pre Planning work is complete and conditions as well as associated costs are fully understood.

The Program and 15% Concept Document for the entire Memorial Union should include:

- Site and program analysis
- Code review and analysis
- MEP Infrastructure Analysis
- Blocking and stacking diagrams illustrating all spaces to be accommodated within the facility
- Programmatic space tabulation and building efficiency calculations
- Room Data Sheets for each space proposed to be part of the Theater Wing project (Phase II)
- User descriptions of function and requirements (or as much detail as can be provided) for each space proposed to be located in future phases of the building
- Program-based site concept development
- Relationship/adjacency diagrams
- Narrative descriptions of proposed building systems
- Utilities service and routing
- Identification of structural issues, historic building exterior issues, and/or additional infrastructure needs as well as proposed remedies
- Delineation of work to be included in the current and future phases
- Estimated budgets for current and future phases

Phase II - Complete Design and Construction for the Memorial Union Theater Wing:

- Develop a 35% Design Report for the Memorial Union Theater Wing that includes preliminary documents as prescribed by the Division of State Facilities/State of Wisconsin. Additional program enhancements not originally identified as part of the Phase II Theatre Wing project may be identified and developed in such a way as be able to be incrementally added without significant impact to the overall design should budget be found to be available. Go – No Go decisions on these project enhancements will be made by the completion of design development.
- Provide interior design services including the design and specification of all new furnishings, relocation plans for selected existing furnishings, and wayfinding and interior signage including electronic directories. It is the philosophy of the campus that the design of the building itself illustrate a wayfinding logic that is intuitive for the users, and that signage provide secondary support.
- Provide equipment planning and specification services for any food service, theater, and audio visual equipment; acoustic planning for the theaters and any other meeting spaces; telecommunications design including coordination with UW's Division of Information Technology (DoIT) for network planning, infrastructure, and wireless access points; and security and building control systems and specifications as prescribed by campus standards and the UW Physical Plant.
- Provide landscape and site design services including the planning and specification of plant materials and hardscape, site furnishings, site irrigation, lighting and all improvements that may be required to complete site development for pedestrian and bicycle movement as well as screening and integration of utility/service access. This includes the Memorial Union Terrace, appropriate portions of the East Campus Pedestrian Mall, all other adjacent public gathering areas, exterior signage, and snow

removal/storage, all in compliance with campus maintenance standards and the 2005 Campus Master Plan. All exterior program space must be designed with universal access in mind.

- The A/E will work with DSF and UW Facilities Planning & Management (FP&M) as well as other appropriate campus staff (Wisconsin Union staff, Physical Plant, Safety Department, and UW Police) to review the 35% and 100% documents. These groups will provide written comments based on the documents and will discuss the comments with the A/E and their sub consultants in face-to-face meetings. Written responses on all comments are required to be provided by the A/E. Responses and final documents will be provided back to campus staff to ensure incorporation of agreed upon modifications.
- As this is a student-focused facility, the Design Team will be prepared to work closely with groups comprised of students along with alumni, union, and campus staff. Meeting times and presentations will include work outside of what is considered the “standard business day.” The successful design team will be prepared to use creative means for engaging students and others throughout the process. Additionally, the successful design team will engage, solicit, and include input from the Memorial Union Building Association (MUBA) Trustees.
- The design team will be expected to 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 zoning, and the Campus Design Review Board (DRB) as well as regular meetings with the Wisconsin Historical Society. Expectations associated with the DRB include three meetings where early concepts can be presented and discussed. It is necessary that these meetings occur during the conceptual design phase, the schematic design phase and prior to DSF Peer Review.
- At the end of construction, the A/E will provide the campus with three electronic copies each of O&M manuals, three complete DVD sets of electronic record drawings and specifications in MS Word format, including the work of all sub-consultants, as well as three hard copies of same. This is in addition to the record drawing requirements of DSF.
- The A/E is required to utilize 3-D Building Information Modeling (BIM) in accordance with DSF BIM Guidelines and Standards.

Implementation

Conventional thinking by the campus and the Wisconsin Union suggests that each of the three wings of Memorial Union will in turn be taken offline to undergo renovation while the other areas of the building remain operational, however we are open to an innovative approach whereby a more thorough analysis might suggest that significant cost savings can be achieved by closing the facility completely or where the building is “sliced” differently into phases to more effectively achieve the desired outcomes.

Project Delivery

A Single Prime construction delivery method will be requested for this project.

Pre Construction Services

The owner wishes to engage a Construction firm or consultant team as appropriate to assist the design team during the pre-construction period with constructability issues, such as budget and schedule including phasing to ensure that the project as defined is within its designated budget. The selection for this team will be accomplished via the DSF monthly selection shortly after the design team is selected and with their assistance. This scope of work will be completed prior to the project going out for bid.

Sustainability

- Using both the DSF and LEED™ as sustainability guidelines; conduct a sustainability charrette and work with stakeholders to identify sustainability practices that may be feasible for further investigation during project implementation. The project will obtain a LEED™ silver minimum project. Provide energy modeling for the proposed design. The project needs to comply with Executive Order 145 which requires energy modeling and a building design that is a minimum 30% more energy efficient than current code. An analysis of geothermal per Act 141 is required as well.
- As a LEED Certified Building the campus will maintain LEED EB status following the initial certification. As such the A/E shall insure that all pre-requisites for LEED EB are fully in place one year post construction completion.
- The A/E shall include DSF Level 2 Commissioning as part of their scope of work.
- In finalizing a complete program document the A/E shall, working with the UW System, UW-Madison Campus Staff and the DSF Project Manager to complete the DSF Sustainable Guidelines Appendix 1 form indicating which of the DSF Sustainable Guidelines are appropriate for inclusion in the design and construction of this project. The completed Appendix 1 is to be made a part of and bound into the finalized program document.

Project Budget

- Pre-Planning for Memorial Union
- Design and Construction for Memorial Union Theater Wing including Hoofers and associated Site Development

		Estimated Breakdown
Construction		\$37,753,000
Asbestos Abatement		1,000,000
Project Contingency	10.0%	\$3,875,000
A/ E Fee & Reimbursable Fees	8.2%	3,305,000
Associated Project Fees		353,000
Programming & Concept Design	1.9%	716,000
Pre-Construction & HSR Fees		450,000
DSF Management Fees	4.0%	\$1,705,000
Moveable Equipment Allowance		\$2,713,000
Percent for Art	0.25%	\$130,000
TOTAL		\$52,000,000

Project Schedule:

A/E Selection

March 2010

Memorial Union Overall

Submission of Draft Pre-Planning Documentation
 Completion of Pre-Planning Documentation

July 2010
 September 2010

Memorial Union Theater Wing

Submission of 35% Design Report to BOR/SBC
 Request Authority to Construct by BOR/SBC
 Bid Construction Package
 Construction Start

January 2011
 February 2011
 February 2012
 May 2012*

* Commencement activities to be held in the space, final move out immediately thereafter. Construction activities in other areas of the site and building can begin prior.

Substantial Completion and Move-In
 Occupancy

May 2014
 July 2014

Space Tabulation for Memorial Union (ASF)

The proceeding breakdown of general space is based on the Wisconsin Union Master Plan completed in 2005. As such, it is subject to be modified via Phase I Pre Planning services performed by the successful design team per scope defined within this document.

Space Type	Current Facility (ASF)	Projected Renovation (ASF)	Projected Additions (ASF)	To be Included with Theater Wing (ASF)	Projected Total (ASF)
Meeting & Event Space	22,525	24,843	2,700	2,000	27,543
Performance Space	14,875	14,875	645	645	15,520
Performance support	8,332	9,332	1,134	1,134	10,466
Food Service support	14,126	13,775	1,060	700	14,835
Food Service Dining	17,428	17,428	0	0	17,428
Student org office	4,694	5,787	0	0	5,787
Admin office	13,074	10,300	1,700	1,700	12,000
Circulation	36,026	35,132	3,300	3,300	38,432
Mini courses/Hoofers/ODR	9,500	9,500	1,500	1,500	11,000
Recreation/Art	2,500	3,233	0	0	3,233
Restroom	3,914	4,201	800	800	5,001
Lounge	6,528	6,528	2,000	2,000	8,528
Operational support	15,650	15,639	654	654	16,293
Retail	565	565	0	0	565
Leased Operation	162	1,100	0	0	1,100
Storage	4,165	3,652	500	500	4,152
Mechanical Equipment	12,410	12,410	0	0	12,410
Guestroom	1,826	0	0	0	0
Terrace concession stand & restrooms	450	0	1000	0	1,000
TOTALS (ASF)	188,750	188,300	16,993	14,933	205,293

General Requirements

WEPA: In accordance with the Wisconsin Environmental Policy Act (WEPA), the Memorial Union Theater Wing renovation project requires a Type II Environmental Impact Assessment (EIA). DSF will contract separately for a WEPA consultant to perform the EIA, although the design team will be responsible for supporting that consultant by providing graphics as necessary for documentation and related public presentations. All but the final report for the EIA process must be completed prior to submission of the Design Report for State Building Commission (SBC) action.

Zoning: The Memorial Union site is currently zoned HIS-L/R-6 under the current City of Madison zoning code. The Memorial Union is not a designated City Landmark but is a contributing building in the National Register of Historic Places designated Bascom Hill historic district. The project will require a conditional use approval from the City of Madison. As part of the historic district, it may also require City of Madison Landmarks Commission review. The successful design team will coordinate all public and city approvals with the assistance of UW Facilities Planning & Management staff.

Hazardous Materials: Memorial Union does have some asbestos-containing materials that will require removal prior to selective demolition. DSF will contract separately for a firm to design the removal documents and supervise the abatement as part of this project. A Wisconsin Asbestos and Lead Management System (WALMS) survey of the building has been performed, and indicates that floor tile and mastic, pipe insulation fittings, soft acoustic plaster, decorative acoustical spray, transite wall panels, exterior duct insulation and window caulk must be abated.

Site Considerations:

General: The Memorial Union site is bounded on the west by North Park Street, on the south by Langdon Street, on the east by Parking Lot 1 (which will eventually be developed as the northern terminus of the East Campus Mall) and on the north by Lake Mendota.

Service Dock: The A/E should expect to work with Union staff as well as staff in surrounding buildings to ensure that proper delivery access can be maintained during the course of construction and that the resulting service dock concept design can accommodate the campus' plan to extend the East Campus Pedestrian Mall along the east side of Memorial Union and west side of the Red Gym that serves both the Union, Red Gym and the Pyle Center.

Parking and Drop-Off: The A/E should expect to work with Union staff as well as UW Transportation and the City of Madison to resolve any issues that arise out of changes proposed for vehicular parking and drop-off. It is likely that the Bike Circle parking area currently located at the corner of North Park Street and Langdon Street will be reconfigured to provide accessible entry to the building. The relocation and addition of adequate bike parking (could be more than exists currently) as well as the provided air pump will be required by the team. The creation/relocation of a "campus box office" will be included as a part of this project. A few stalls set aside for those who pick up tickets are desired. Depending on location, this drop-off could also serve to accommodate elderly or disabled visitors to the Union Theater. Long term accessible stalls on the west side of Memorial Union do not exist at this time, but may be desired depending on the design solution.

Architectural Considerations:

Key project components to consider:

- Create a facility that displays the vitality of its student-focused program.
- Create multi-use spaces which can flex easily with changes in Wisconsin Union and student desires over the years to come – programming options, performance options, food service options, meeting space and lounge needs, conferencing options, recreational options, etc.
- Create a revitalized theater wing to support the many recreational and entertainment opportunities offered by the Wisconsin Union, taking into consideration alternative venues available on the campus, so that the best possible results are achieved.
- Develop strategies for technology to be used for building operations as well as daily use with the facility, IT connectedness, social media needs, etc.
- Develop creative indoor-outdoor spaces that will be well-used throughout the seasons, offering varied opportunities for programming, relaxation, entertainment, gathering, and connecting.
- Provide universally accessible buildings and site amenities.
- Develop beautiful, functional spaces that delight the senses and encourage people to linger and revisit often.
- Give careful consideration to deliveries and other services required by a building of this type.

Infrastructure Considerations: Recognizing the long term future use of the building and substantial investment in upgrades, provide the following:

1. Develop strategy for sequencing coordinated MEP infrastructure upgrades with architectural work through project phases that best addresses the overall building needs,
2. Select system and equipment types for long life and lowest life cycle operation and maintenance costs,
3. Develop system centralizing concepts to reduce the number of pieces of equipment yet provide the greatest level of zone control for reduction of unoccupied operating costs,
4. Analyze the technical and cost feasibility of incorporating geothermal systems for space and water heating

Site Utilities: The Memorial Union will remain connected to the central steam and chilled water systems as well as the campus primary electric and signal systems. The building connects to City of Madison sanitary sewer and storm sewer.

A project to upgrade the primary electric and signal package, which runs along the north edge of Langdon Street, is scheduled to begin in late 2010. A connecting duct bank between this new package and the Memorial Union should be provided as part of the project. The specific point of entry to the building will be determined by the design team in collaboration with Union and UW DoIT staff.

A separate campus project, Phase V of the East Campus Utility Project, will upgrade all major utilities under Langdon and North Park Streets for this area of campus is also slated to begin construction in late 2010. A single chilled water feed from this utility package is slated to enter the west wing of Memorial Union. The specific point of entry has not yet been determined and will need to be coordinated.

Careful coordination between the above projects and any site development at the Memorial Union will be required to maintain access and connectivity. Capacity for the building coming from area utilities is considered adequate to meet future anticipated needs.

Fire Alarm System: Provide a fully addressable fire alarm system with one way voice capability.

Telecommunications: This project will provide telecommunication systems and distribution cabling, including horizontal cabling, fiber-optic backbone, wireless access points, and an organized series of distribution closets. All spaces will be wired with Cat 6 data cabling or the current acceptable standard as determined by the campus. The building will be fully serviced by the campus's wireless network. Single mode fiber will serve any high demand areas determined during programming. Cellular coverage should be evaluated and if upgrades are

determined to be necessary, should be included in the scope of the project. If additional server rooms are required, provision for reliable continuous cooling should be made to these areas.

Campus Automation System: The building automation system, fire alarm system reporting, and the access control system must be tied to the University's existing Metasys system.

Security Systems and Access Control: The campus standard Andover building security access system needs to be tied to the University's existing Metasys system. A system of electric locks, door contacts and card readers will be placed as needed to secure and access the building as deemed appropriate by the users and campus staff. Typical locations include all exterior doors, DoIT entrance and telecom rooms, MEP facilities, critical storage spaces, and areas requiring special security and/or after hours access and reporting. Cameras will be installed in critical locations as well and will require tie in to the campus security backbone. The UW Police Department and Electric Shop will assist in planning and review of these systems.

Additional Resources:

2005 Campus Master Plan - <http://www.uc.wisc.edu/masterplan/>
<https://fpm-www3.fpm.wisc.edu/campusplanning/>

Links to the following documents can all be found at [Wisconsin Union Redevelopment Project](#)

- 2002 Strang/Venturi Scott Brown Master Plan
- 2005 Ayers Saint Gross Wisconsin Union Facilities Improvement Plan Presentation
- 2005 Campus Utilities Master Plan Presentation
- 2006 Brailsford and Dunlavey Union Market Study and Recommendations
- 2007 SRI Memorial Union Theater Balcony Structural Study

Memorial Union Floor Plans -
<http://www2.fpm.wisc.edu/capbudg/CampusDevelopment/Union%20Theater%20Renovation/Union%20Theatermain.htm>

FP&M Design Guidelines -
<https://fpm-www3.fpm.wisc.edu/MajorProjects/ConstructionDesignGuidelines/DesignGuidelines/tabid/80/Default.aspx>

Wisconsin Alumni Association and Wisconsin Union Lakeshore Repairs -
<http://www2.fpm.wisc.edu/capbudg/CampusDevelopment/Union%20Theater%20Renovation/Union%20Theatermain.htm>

Figure 1 - Memorial Union Site Plan



Site Boundary

Figure 2 – Theater Wing Site Plan and Boundary

