All Agency Project Request

2009 - 2011 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Milwaukee	285-0E-9950	Multi-Building

Project No. 10J1F **Project Title** Bolton Hall/Golda Meir/Mitchell Hall Elev Renv

Project Intent

This project replaces two traction passenger elevators in Bolton Hall, one traction passenger elevator in Golda Meir Library, and one hydraulic passenger elevator in Mitchell Hall to reduce repairs, improve reliability, and reduce energy use.

Project Description

Prior to the replacement of the elevators, a modernization survey will be performed by an elevator design professional. An elevator design professional will also need to be engaged throughout the project to evaluate the specifications, determine specific compliance, and consult on installation issues.

BOLTON HALL (285-0B-1983): Project work includes replacing all elevator components of two nine-stop traction passenger elevators (State ID's 19722 and 19723), including the car door operators, controls, drive motors, and generators. The elevator cars will be renovated. The condition of rails and car slings will be assessed and replaced if warranted. The elevator DC motor generators will be replaced with AC VFD motors, and rope brakes will be installed. The obsolete elevator control systems will be replaced with microprocessor based units to improve energy efficiency and improve traffic management. Fire fighter service operation will be provided including all fire alarm sensors, and fire alarm control panel interfaces. Heating and cooling improvements to the equipment room will be implemented as needed to satisfy the equipment warranty. Elevator door access and operation will be improved to meet ADA requirements.

GOLDA MEIR LIBRARY (285-0B-1970): Project work includes replacing all elevator components of one five-stop traction passenger elevator (State ID 19214), including the car door operators, controls, drive motors, and generators. The elevator car will be renovated. The condition of rails and car slings will be assessed and the equipment replaced if warranted. The elevator DC motor generators will be replaced with AC VFD motors, and a rope brake will be installed. The obsolete elevator control system will be replaced with a microprocessor based unit to improve energy efficiency and improve traffic management. Fire fighter service operation will be provided including all fire alarm sensors, and fire alarm control panel interfaces. Heating and cooling improvements to the machine rooms will be implemented as needed to satisfy the equipment warranty. Elevator door access and operation will be improved to meet ADA requirements.

MITCHELL HALL (285-0B-1961): Project work includes replacing all elevator components of one four-stop hydraulic passenger elevators (State ID 15189) and all related equipment, including all machine room equipment and all door equipment. The original elevator control equipment for the hydraulic elevator will be replaced with modern microprocessor based control system with soft start capability. The single bottom jack will be replaced with a double bottom jack with PVC liner. The elevator car will be renovated. Fire fighter service operation will be provided including all fire alarm devices, and all fire alarm control panel interfaces. Heating and cooling improvements to the equipment room will be implemented as needed to satisfy equipment warranty. Elevator door operation will be modified to meet ADA requirements.

Project Justification

BOLTON HALL and GOLDA MEIR LIBRARY: The elevator equipment in these two buildings is at least 40 years old and should be replaced. All equipment is obsolete, in poor condition, and requires constant maintenance. Attempts to improve reliability by replacing parts have not been successful. The DC motor generator machines produce carbon dirt and waste energy. Modern microprocessor controls coupled with new AC elevator machines are clean and energy efficient. The machine room temperature control is inadequate. Fire fighter service is limited in most buildings. This project is needed to assure reliable service to thousands of people that use these buildings on a daily basis.

MITCHELL HALL: The elevator equipment in this building is over 45 years old. The machine is obsolete, in poor condition, and requires constant maintenance. Attempts to improve reliability by replacing parts have not been successful. The motor and hydraulic pump are beyond the useful life and need to be replaced. The single bottom jack will be replaced by a double

bottom jack with PVC liner to meet current code. Modern microprocessor controls coupled with new elevator machines are energy efficient. Fire fighter service is limited. There is inadequate machine room temperature control. This project is needed to ensure reliable service to the hundreds of daily occupants of this building.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of elevator modernization and equipment replacement as part of a design team. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

Commissioning

☑ Level 1

☐ Level 2

Project Budget		
Construction Cost:		$1,020,400
Haz Mats:		$0
Construction Total:		$1,020,400
Contingency:	15%	$153,100
A/E Design Fees:	8%	$81,600
DFD Mgmt Fees:	4%	$46,900
Equipment/Other:		$0
		$1,302,000

Funding Source	**Total**
GFSB - Facilities Maintenance & Renovation [Z060]	$1,302,000
PRSB - []	$0
Agency/Institution Cash []	$0
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$1,302,000

Project Schedule

SBC Approval:	11/2010
A/E Selection:	12/2010
Bid Opening:	01/2012
Construction Start:	05/2012
Substantial Completion:	09/2012
Project Close Out:	12/2012

Project Contact

Contact Name:	Andrew C. Nelson
Email:	<acnelson@uwm.edu>
Telephone No.:	(414) 229-4013 x

Project Scope Consideration Checklist

	Y	N
1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction.	☑	☐
All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.		
2. Is the project an extension of another authorized project? If so, provide the project #...	☐	☑
3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?	☐	☑

Hazardous materials abatement is not anticipated on this project. Comprehensive building survey inventory data is available on Wisconsin's Asbestos & Lead Management System (WALMS) <http://walms.doa.state.wi.us/>.

4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? ☐ ☑

5. Will the project impact on the utility capacities supplying the building? If yes, to what extent? ☐ ☑

6. Will the project impact the heating plant or the primary electrical system supplying the campus or institution? If yes, to what extent? ☐ ☑

7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III? ☑ ☐

   Type III.

8. Is the project affected by historic status? ☐ ☑

9. Are there any other issues affecting the cost or status of this project? ☐ ☑

10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☑ ☐

    Project work will be limited to summer session of 2012.