



THE UNIVERSITY
of
WISCONSIN
MADISON

REQUEST FOR ARCHITECTURAL & ENGINEERING PLANNING STUDY

**West Campus/Hospital Parking Consolidation
2011-13**

February 2011

Project No. 11B2T

TABLE OF CONTENTS

	PAGE
Project Background and Purpose.....	1
Project Description.....	1
Scope of Services.....	2
Special Requirements.....	3
Pre-design Project Schedule.....	4
Preliminary Project Budget.....	4
Preliminary Construction Budget.....	4
University of Wisconsin Contacts.....	4
Aerial Photograph of the Site.....	5

Project Background and Purpose

The intent of this planning study is to develop and evaluate options for a major project to provide additional parking to improve accessibility for patients and visitors to the UW Hospital and to replace surface parking spaces displaced by construction and redevelopment projects in the western portion of campus.

The UW-Madison has a current headcount population of 60,000 consisting of approximately 18,800 faculty/staff and 41,200 students. Additionally there are 4.6 million visitors that come to the campus each year, with 35 percent of these visitors accessing the UW Hospital. 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 to allow parking for only a small percentage (less than 2%) of students who commute and have few transportation alternatives.

In 2005 the university updated its master plan, and a major component of the new plan was a review of the transportation options – pedestrian, bus, and vehicular – available to the campus. Stated goals of the plan include: providing attractive options to driving alone; maintaining parking capacity, yet freeing up space by building more ramps; providing more pedestrian areas, bike lanes, connected paths and bicycle commuter facilities; planning for future development of commuter rail and streetcars; and improving streets by making them safer and pedestrian friendly.

The 2005 Master Plan includes the construction of new structured parking to continue to provide approximately 13,000 campus parking spaces across campus as surface parking lots are redeveloped into building sites and campus open spaces. The consolidation of west campus parking is consistent with the Master Plan.

Project Description

This study will address horizontal expansion of the Lot 75 (UW Hospital Patient and Visitor) Ramp located at 610 Highland Avenue. The subsequent major project will add up to 900 permit, valet, ADA, and visitor stalls to the ramp by building out all levels to the existing ramp. The expansion will be erected over an existing parking lot, so the net increase in parking stalls at this location would be 800 maximum.

The site for this project surrounds the existing Lot 75 Ramp and is bordered on the north by the Health Sciences Learning Center, to the west by the main entrances to UW Hospital, to the south by the VA Hospital and on the east by Highland Avenue.

Scope of Services

UW-Madison is seeking consulting services to prepare a planning study to evaluate the existing parking structure and determine the optimal size and configuration of the addition. The evaluation will address the various site constraints and features such as building access, existing utilities, building setbacks, and pedestrian walkways. The study will need to address how the vehicle circulation of the addition will seamlessly integrate into the existing structure.

The study will also need to review and recommend solutions on how the existing pedestrian and vehicle conflicts can be reduced; increases in valet parking demand can be accommodated; and travel paths pertaining to the current ramp can be brought into compliance with the Americans with Disabilities Act. To accomplish these goals, the university is requesting a parking consultant with expertise in facility expansion of pre-cast parking garages, hospital parking design, traffic and transportation planning, and functional design experience.

The referenced major project has been submitted as part of the UW System 2011-13 capital budget request. Upon successful enumeration, another consultant selection process will be undertaken for the design and implement this project. The consultants selected for this study would be eligible to pursue selection for the design contract.

The consulting team should have experience in the planning and design of large parking facilities. Well qualified teams will have significant experience in the last ten years in planning, engineering, and functional design of campus and hospital parking, multi-level parking structures, integrating new and existing structures, cost estimating, traffic analysis of adjacent street systems, drainage facilities, lighting, landscape, wayfinding, access and revenue control systems and pedestrian circulation. Experience working with diverse input groups and fitting design in a campus setting would also be beneficial.

Provide the following services:

- Develop diagrammatic options of the new parking facility showing the connectivity to the existing structure and designated areas. Show access and egress for each type of parking. Identify the number of spaces available for each type of parking based on the expanded structure capacity.
- Work with UW stakeholders to select an option for further development and cost estimation.
- Develop a diagrammatic site plan and facility massing. Address orientation, physical and functional connectivity with existing facilities; vehicular, bike and pedestrian access and circulation (including primary and secondary entries, service, delivery, and emergency); open space interaction; and, integration with the broader campus.
- Develop a project budget estimate that includes construction costs and related project costs as determined by the user group and DSF. Provide

benchmark data and/or other data that supports the recommended budget estimate.

- Conduct a Traffic Impact Analysis (TIA) for the western campus roadways and nearby neighborhood based on the expanded structure capacity and the proposed Veteran's Hospital parking structure (additional information will be provided to the selected AE). The TIA shall include recommendations and cost estimates for road system improvements needed to provide sufficient Level of Service (LOS) with the increased traffic.
- Analysis and recommendations for site and utility needs.
- Perform a shadow study for the new structure and its affect on the Health Science Learning Center.
- Develop a phasing plan showing construction while maintaining some use of the existing ramp and continued access to the hospital.
- Develop a construction phasing approach and a project schedule.
- Confirm the concept fits within master plan or identify potential modifications that will be necessary.
- Identify zoning and permitting actions that will be necessary to implement this project.
- Develop basic concepts for building architecture, storm water management, way finding, streetscape, lighting, and landscape architecture for purposes of knowing the impact on the budget.
- Coordinate and attend meetings and/or work sessions with such stakeholders as the University, neighborhood, City of Madison, Univ. Hospital, VA hospital, and/or others. The University will lead such meetings.
- Coordinate and contract for reimbursable expenses such as geotechnical services. Incorporate resulting analysis into evaluation and documentation.

The following services are not included in the scope of services.

- Hazardous materials survey and testing will be contracted separately.
- Site surveys or geotechnical soils testing will be a reimbursable expense.
- EIA or EIS will be contracted separately at implementation.
- Condition Assessment for the existing parking structure. A facility condition assessment report was completed by Larson Engineering in 2009.
- Construction and bid documents and associated approvals.

The following deliverables will be required for this project:

- Six (6) bound color copies 8-1/2" x 11" of the Planning Study Report. Diagrams may either be 8-1/2" x 11", or 11" x 17", folded to fit within the bound report.
- Seven (7) CD's of the electronic version of the Planning Study Report in PDF format. The electronic version should be capable of being printed either in color, or in black and white, with full graphic clarity in either format. The final electronic document shall not be locked so that images and materials in the report can be electronically reproduced into follow-up design work on this and other projects or published to the university's web site.

- Exterior images of the preferred option done with 3-D drawing tools. Illustration quality images are not anticipated at this time. Provide the full electronic 3-D model for use by the future design consultant.

Special Requirements

The parking structure is the busiest in Dane County serving over 800,000 customers a year. The expansion to the existing structure must be accomplished in such a manner that a majority of the parking spaces within the existing structure remain in operation and there is minimal impact to the main entrance drive to the hospital. The hospital operates a valet service from their main entrance that will need to remain in service throughout the project.

Since the existing structure must remain in service during the project, consideration should be given to a phased construction process. The UW Hospital is a 24 hour operation so evening construction will not be viable.

The existing structure does not comply with the ADA in that the current access aisles are not barrier free and the overhead clearance is less than 8'. The project must evaluate the total parking capacity of the structure and recommend corrective actions to bring the facility into compliance.

Pre-Design Project Schedule

- Consultant Solicitation February 2011
- Consultant Selection for Pre-Design Study March 2011
- Begin pre-design work April 2011
- Draft document submittal August 2011
- Final document complete October 2011

Preliminary Project Budget

Budget Items	Cost
Estimated Total Project Cost	\$20,000,000 to \$24,500,000

University of Wisconsin Contacts

UW-Madison

Matt Collins
FPM Civil Engineer

(608)263-3031
mcollins@fpm.wisc.edu

UW System Administration

Kate Sullivan
Director of Facility Planning

(608) 263-3400
ksullivan@uwsa.edu

Aerial Photo of the Site



Aerial Photo;
Not to Scale



Documentation Available to the Selected A/E

Site AutoCAD Drawings

[2005 Campus Master Plan](#)

2009 Condition Assessment Report, Larson Engineering

2002 UW–Madison West Campus Parking and Traffic Study,
Walker Parking Consultants

Proposed VA Hospital Concept Report