

All Agency Project Request

2009 - 2011 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Parkside	285-0G-3044	S&AC - Sports & Activity Center
<u>Project No.</u>	11D2H	<u>Project Title</u>	S&AC Student Fitness Center Rmdl

Project Intent

This project provides pre-design and design services to convert a weight room and two racquetball courts into a new fitness center serving the entire campus community and general public members of the Sports & Activity Center, enabling the advancement of campus initiatives in student wellness, recruitment, and retention.

Project Description

The northeast corner of the Sports & Activity Center was originally designed to house five (5) 800 ASF, two-story racquetball courts, only two (2) of which were constructed. The remaining three (3) bays have housed various uses including combatives and a weight room. This project will convert two (2) of the two-story bays into four (4) single-story spaces and connect one (1) of these bays to the remaining three (3) bays by removing a partition wall.

Project work includes remodeling ~7,500 GSF to create a new 4,170 ASF fitness center (including a new 800 ASF mezzanine area), 800 ASF dance studio, and an 800 ASF sports medicine treatment area. Modern exercise equipment will be installed in the fitness center and mezzanine areas. The north facade will be modified to accommodate new exterior window installations on both the first and second floors. The new exterior windows and exterior masonry openings will be sized and selected to match the current facility and campus aesthetics. The first floor corridor adjacent to the project area will be refinished and furnished to create new seating and study areas.

The mechanical system (ASU-4) serving the project area will be replaced with a new variable air volume (VAV) system to provide both heating and cooling capabilities. The project area will be split into multiple zones and new direct digital controls (DDC) will be installed. Since ASU-4 does not provide cooling capabilities, the new mechanical system will be connected to the campus central chilled water system (extended into the Sports & Activity Center under Project No. 93519) if the capacity and distribution performance are viable, or a stand-alone cooling solution will be provided for the project area. Electrical power and telecommunications will be extended and distributed throughout the project area. Lighting and controls will be replaced or augmented as necessary.

Project Justification

These upgraded spaces will better provide for student fitness needs and better position the campus Division 2 athletic programs to recruit and retain student athletes. The project area has no natural light since these spaces were originally designed to accommodate racquetball courts. Three (3) of the five (5) bays were left as unfinished shell space. The current HVAC system is inefficient and ineffective, and the air handling unit serving this area is undersized and incapable of serving the new intended use. The two (2) racquetball courts are seldom used and this space should be reallocated to more intense uses. The weight room was relocated into the project area in 2010 so its original space could be renovated for other academic use. This relocation was a temporary move until sufficient student fees could be generated to fund a permanent solution.

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A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of centralized chilled water system renovations and athletic practice, performance, and support spaces 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.

The pre-design services will include a study of the central chilled water system capabilities and performance to determine if the HVAC modifications included in this project should connect to the central chilled water system or install a stand-alone cooling system. Study components include the following items:

- Review chilled water piping layout from Communication Arts to all Sports & Activity Center air handling unit coils and determine the maximum flow and resulting pressure drop.
- Analyze impact of adding the cooling load of the new ASU-4 proposed in this project to the central chilled water system.
- Analyze the replacement of 10 degree F delta T chilled water coils with new 14 degree F delta T (or greater) chilled water coils and determine the quantity of coil replacements to offset the added flow of the new ASU-4 chilled water coil.
- Review the chilled water pump selections to determine if any modifications are required. Consider adding variable speed drives to the pumps (original design documentation indicates the current pumps are constant flow with two-way chilled water control valves and no bypass).
- Estimate the first cost of the recommended central chilled water system modifications to allow the connection of the new ASU-4 to the central chilled water system.
- Estimate the first cost of connecting the the ASU-4 with a new DX cooling coil and remote condensing unit.
- Estimate operating costs of ASU-4 with a chilled water coil and a DX coil, including the required condensing unit maintenance and determine a simple payback.
- Provide recommendation for preferred cooling system: centralized chilled water or DX for implementation.

The consultant will verify project scope and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

Commissioning

- Level 1
- Level 2

Project Budget

Construction Cost:		\$900,000	
Haz Mats:		\$0	
Construction Total:		\$900,000	
Contingency:	12%	\$107,800	
A/E Design Fees:	8%	\$72,000	
DFD Mgmt Fees:	4%	\$40,300	
Equipment/Other:		\$388,000	
		\$1,508,100	

Funding Source

GFSB - <input type="checkbox"/>	\$0
PRSB - <input type="checkbox"/>	\$0
Agency/Institution Cash [AGF0]	\$72,000
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$8,100
Other Funding Source	\$0
	\$80,100

Project Schedule

Project Contact

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SBC Approval: 12/2011
A/E Selection: 07/2011
Bid Opening: 03/2012
Construction Start: 05/2012
Substantial Completion: 09/2012
Project Close Out: 12/2012

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Project Scope Consideration Checklist

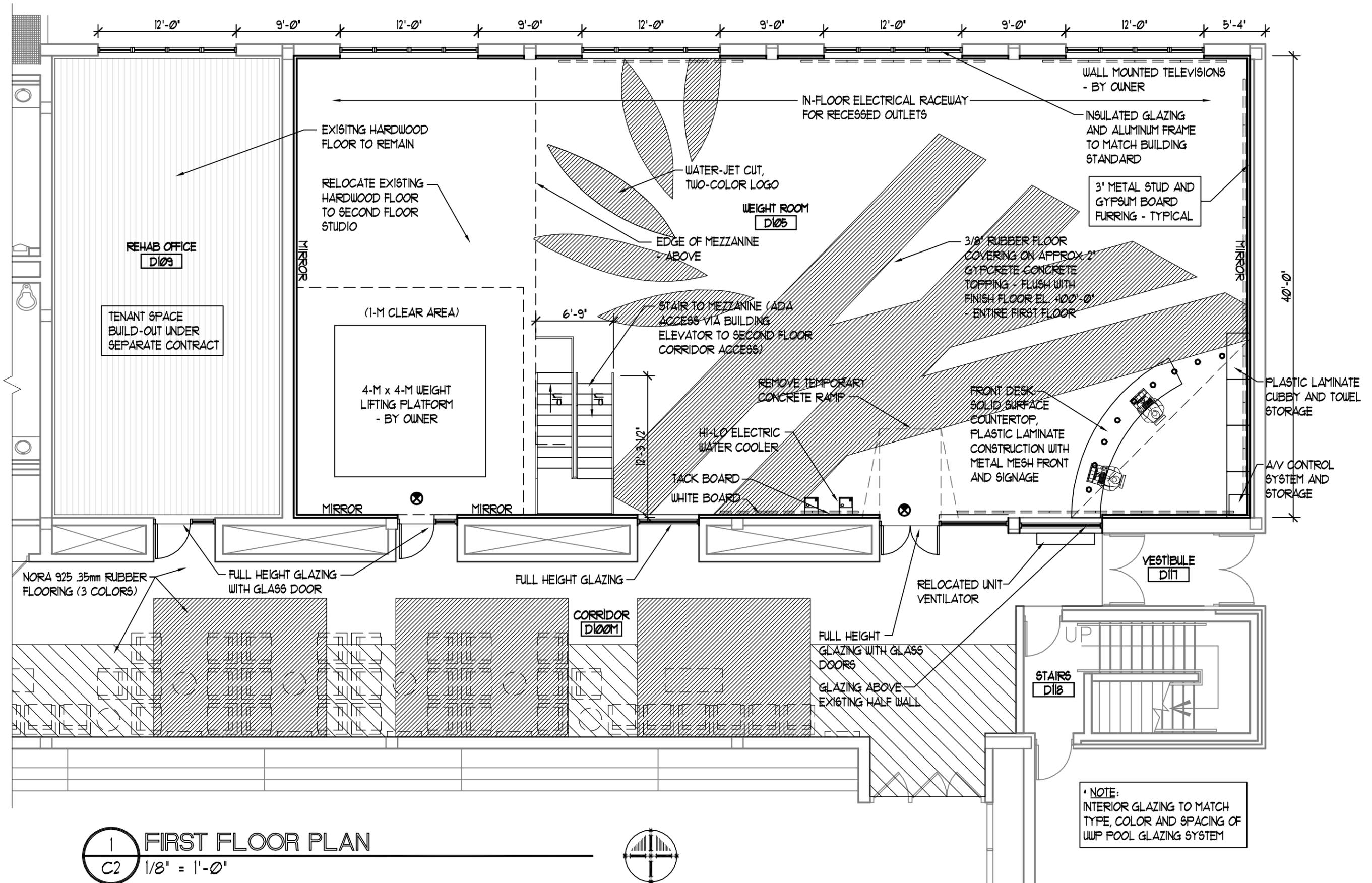
Y **N**

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?

All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities. Minor mechanical and electrical interruptions are anticipated for the switch over to a new HVAC system.
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?
The Sports & Activity Center is listed by the Wisconsin Historical Society as a building of historical significance.
9. Are there any other issues affecting the cost or status of this project?
The new HVAC system may qualify for a Focus on Energy rebate.
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution.



1 FIRST FLOOR PLAN
C2 1/8" = 1'-0"



