



***REQUEST FOR
ARCHITECTURAL AND ENGINEERING
DESIGN SERVICES***

DRUMLIN DINING HALL REMODELING

University of Wisconsin-Whitewater

June 2011

Project No. 11F1F

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Project Description

This project will remodel Drumlin Dining Hall, which serves student residents on the west side of the University of Wisconsin-Whitewater campus. This project will convert the current food court style serving area into an “all-you-care-to-eat” style dining facility. Included will be remodeling the current kitchen and seating area, and adding new furnishings and equipment as needed for the new format. The 2nd floor balcony located on the east side of the building will also be restored. Outdated, inefficient windows will be replaced throughout the building. . Finally, this project will include upgrades to the current HVAC system,

This project will remodel the second floor service area, kitchen and seating area to change to an all-you-care-to-eat style of dining, adding new furnishings and equipment as needed for the changed format. The second floor balcony on the east side of the building will be restored and window and door system overlooking and giving access to it will be replaced. ADA accessibility and railing safety issues have prevented the use of the balcony for the last several years. This project will assure that the balcony is structurally sound, accessible, and meets current building code so that the restored balcony will then allow seasonal seating areas for students to enjoy.

In addition, most of the existing windows will be replaced as they are original to the building and are very inefficient.

The loading dock area on the east side of the building will be updated with a more welcoming appearance by means of screening. The focus of Drumlin Hall, originally intended to serve student dining needs for the west residence hall complex, has changed over the years to serve the campus at large. Much of the customer flow to Drumlin Hall is now no longer from the west, but from the east, which presents the campus with a loading dock and dumpster with grease trap as its main features.

Finally this project will also include upgrades to the current HVAC system. The existing HVAC systems are inefficient and no longer adequately serve the existing building.

Background and Purpose

Drumlin Dining Hall is a two story 33,407 GSF building constructed in 1965. It serves primarily the six low-rise residence halls on the west side of campus although it is open to all students.

The first floor currently houses the UWW Dining Services Main Office, two meeting rooms, a student lounge, storage room, and a vacant space formerly occupied by a convenience store, as well as loading dock, food storage and refrigeration, staff locker rooms, mechanical and electrical rooms, and restrooms. The building consists of two occupied floors, neither floor below grade.

During the summer of 2004 the second floor dining area was renovated including changing the food service venue from an all-you-can-eat venue to a food court concept with food preparation out front where the food is delivered to the student customers. The kitchen functions were distributed among the restaurants in the food court, freeing the kitchen space. The Drumlin Market, a fast food and convenience store operation was also moved to the second floor to complement this new food court concept. This work was done by the food service vendor and was mostly cosmetic in nature

In 2009, (DSF Project # 08B21) a new entrance was provided which included both an elevator and a staircase, giving all of the customers, including disabled patrons, a more efficient and appealing entrance to the campus service functions located on the first floor, and to the food court on the second floor from the southeast corner of the building. This project also completely replaced the existing restrooms and provided two new unisex restrooms

Scope of Services

Expertise required:

- Professional architectural and engineering services with proven experience in renovation projects that include food service venues and HVAC systems.

Services required:

- Review the project requirements, available plans and specifications of record detailing existing conditions on the site.
- Survey and evaluate the existing building areas, balcony structure, the roof and building envelope, utilities infrastructure, roads, parking, and sidewalks, and adjacencies for existing conditions. Prepare a facility condition assessment report.
- Conduct UW-Whitewater interviews to assess project needs and goals.
- Development of a concept report (10%) including functional analysis of the immediate site and building areas, schematic plans and sections, narrative descriptions of proposed building systems, estimated total project budget and schedule for the complete work. Additional value engineering and option analysis may necessary due to budget restraints.
- Development of a design report (35%) with a schedule and budget.
- Development of construction and bid documents.
- Providing construction period and commissioning services.

Letter of Interest Submittal Requirements

The letter-of-interest submitted by the consultant team should include the following information:

- A listing of all firms who will be sub-consultants to the prime consultant, and services that each sub-consultant will be providing. At a minimum identification of consultants for the following areas of expertise is desired:
 - Architectural design
 - Food Service design
 - MEP design
- A listing of key staff for the consultant and sub-consultants, roles of each key staff, and a brief biography/resume for each key staff.
- A listing of previous projects that include remodeling for food service venues.

Stakeholders

The consultant will be expected to manage information gathering from, and facilitate numerous highly interactive forums with, a variety of stakeholders including:

- Students
- Faculty and Administrative staff
- UW System Administration
- Division of State Facilities

Project Budget:

Budget Item	%	Cost
Construction		3,602,000
Hazardous Material Abatement		\$200,000
A/E Design and Other Fees	8.0%	322,000
DSF Management	4.0%	186,000
Project Contingency	7.0%	317,000
Moveable and Special Equipment	0%	0
Percent for the Arts	0.25%	0
Estimated Total Project Cost		\$4,627,000

Project Schedule:

A/E Selection	June 2011
Capital Budget Enumeration	July 2011
Begin Design	August 2011
BOR/SBC Approval	January 2012
Project Bidding	March 2012
Construction Start	June 2012
Substantial Completion	December 2012

Agency Contacts:

Title	Name	Phone Number	E-mail Address
Agency Representative UW-System Admin	Maura Donnelly	608 263-5742	mdonnelly@uwsa.edu
Campus Representative UWW Campus Engineer	Ken Kramer	262-472-6706	kramerk@uww.edu

General Requirements

Occupants and Services

Primary occupants include students, faculty, campus guests, student staff, and professional staff. Primary occupants consist of both employees and patrons of the Drumlin Dining Hall. Drumlin Dining Hall serves approximately 3,000 customers each day. During the academic year Drumlin Hall is open Monday through Thursday from 9:00 am until 2:00 am the following morning. Friday, Saturday, and Sunday hours are 11:00 am until 2:00 am the next morning.

The main dining service will be moved to Esker or the University Center for the fall 2012 semester. It is desired that the A/E team help assess the possibility of a continued with a limited 'Grab & Go' during the fall 2012 semester.

WEPA

In accordance with the Wisconsin environmental Policy Act (WEPA), this project requires a Type III Environmental Impact Assessment (EIS)

Building Site

Drumlin Dining Hall is located north of Starin Road, a primary roadway through the campus. It is also located west of Lot 8, a 589 stall parking lot which serves the west residence hall complex. The building site has convenient access by both pedestrian and automobile traffic. An access drive is located to the north of Drumlin Hall and a truck delivery dock is located on the east side of the building. See campus plan below.

Architectural

This building is located in a highly visible campus location. Exterior upgrades made to the facility should be respectful of the existing building and campus context. The exterior design must be compatible with the existing building in shape, style, color and should utilize materials that are found in the immediate context.

The new vestibule containing an elevator, stairway, and student lounge that was added in 2009 on the southeast side of the building was constructed out of reinforced concrete with a reinforced concrete roof deck. The existing exterior walls are composed of concrete with exposed concrete on the first floor and a brick veneer on the second floor. These components are, in general, in good condition. Any new materials used on the exterior of the building should blend, enhance, or match the existing materials.

The roof was replaced in 1991. A roof assessment was performed by UW-Whitewater in April, 2010 rated the condition of the roof as good overall.

Gas Service

One gas line, 2" steel at 60 psi, runs NW/SE approximately 150' west of Drumlin Hall. A 3/4" steel line extends from this main to Drumlin Hall and enters the building at 7 pounds water column on the west wall of Mechanical Room. Gas lines are owned by WE Energies Company. The A/E team will verify capacity with regards to any new equipment.

Health and Safety

A Wisconsin Asbestos and Lead Management System (WALMS) survey has been done for this facility. In general the report documents Asbestos Containing Building Materials (ACBM) present in floor tile and mastic, ceramic tile mastic, pipe elbows and fittings, water tank insulation, TSI, fire doors, and duct connectors. Asbestos containing materials may be abated by a separate project.

This facility must be fully compliant with the Americans with Disabilities Act. Since service to persons with disabilities is a special mission of the UW-Whitewater campus, accessibility requirements may exceed those required by ADA and be more in keeping with 'Universal Design' principals. The campus will review the plans with regards to accessibility for those with disabilities.

Plumbing

In general plumbing within the building was originally installed at the time of original construction of Drumlin Hall as a food service building in 1965. The A/E team will be review for condition and or needed replacement.

Sanitary Sewer Line:

One 6" CI line exits the building in the area of the loading dock on the east side of the building approximately 86' south of the north wall of the building. The A/E team will review condition of line and existing grease interceptor and replace if necessary as part of this project.

Storm Sewer Line:

One 10" CI line exits building in the area of the loading dock on the east side of the building approximately 88' south of the north wall of the building.

Water Main:

One 3" copper water line enters the west wall of Mechanical Room 113 approximately 65' south of the north wall. This line is fed from a 6" city water main which runs north and south approximately 120' west of Drumlin Hall. The City of Whitewater Water Department supplies city water at a nominal pressure of 65 lb. Underground piping is cast iron with all services adequate and in good repair. Metering is provided by the Whitewater Water Department. The city of Whitewater indicated that there are no known uses of lead pipe supply lines in or around Campus. The A/E team will review line for condition and capacity.

Heating, Ventilation and Air Conditioning

Three air-handling units serve Drumlin Hall. AHU-1 is a Trane Climate Changer Type L-63, Serial No. K-6618 and is located in Mechanical Room 113. It serves most of the building other than the kitchen area and Room 120. AHU-2 is a Trane Climate Changer Type L-31 Serial No. K-6617 and is also located in Mechanical Room 113. It serves the kitchen areas on the second floor. AHU-3 is a Trane Climate Changer Type MZ-17, Serial No. K-128772 and is located in Room 110. It serves Room 120. These units are provided with hot water heating coils and chilled water coils for air conditioning. The campus wide systems are Johnson Control Metasys for HVAC controls including central monitoring. These existing HVAC systems are inefficient and no longer adequately serve the existing building. The A/E team will verify if a full or partial replacement is warranted.

Air Compressor

The air compressor is located in Mechanical Room 113. It is a Furnas 2 stage unit with 2 – 3 HP motors. It is presently in good operating condition. The air compressor supplies compressed air for HVAC control at 20 psig. It is equipped with a dryer. The A/E team will verify if the system will needs to be replaced during the HVAC upgrades.

Steam

One 3" steam line and 1-1/2" condensate line enter the building on the west side of Mechanical Room 113 approximately 38' south of the north wall room. Steam is fed to the building at approximately 80 psi from Steam Pit No. 21, located west of the building. Pressure is reduced to 10 psig within the building. This service is sufficient for the needs of the existing building. The current system is adequate.

Chilled Water

Campus main chilled water and return lines run east and west, underground approximately 20' north of the building. The 6" supply and return chilled water lines enter Mechanical Room 113 on the north wall, approximately 5' east of the west wall. Entering temperature of the chilled water is approximately 46 degrees F and leaving temperature is approximately 55 degrees F. The chilled water service is adequate to supply the cooling needs of Drumlin Hall. The chiller that formerly served Drumlin Hall was decommissioned less than ten years ago but remains abandoned in place, in the Mechanical Room 113. The cooling tower, remains on the roof. If project funding allows, it is desired to have the cooling tower and chiller removed as part of the project.

Electrical, Telecommunications

Power:

Primary electrical service to the building is provided by Feeder 10 from the main campus 4160V electrical substation located just north-west of the campus heating plant. A 1/0 feeder enters Drumlin Hall in the primary electrical vault, Room 117A through an underground ductbank from pad mounted switch G 12 located on the west side of the building. This circuit feeds a 300 KVA, 4160 120/208V transformer (wired in Delta configuration) located in the Primary Electrical Vault. The secondary main switchboard is a Square D Power-Style Switchboard Type ML, Catalog No. B-242950, Dwg. No. CH-9489-3, rated 1,600 Amp, 120/208 VAC, 3 phase, 4 wire. The distribution panel is a Square D Panelboard Type M, Catalog No. APA -9489-3, rated 1,600A at 120/208 V, 3 phase, 4 wire located in Room 117. The main circuit breaker rating is 1,600A. There are no spare breakers. The power is currently adequate. The A/E will investigate to determine if more is needed due to new equipment requirements.

Signal:

Drumlin Hall is connected to the campus fiber-optic data network. Fiber enters the building in the Switchgear Room 117. The fiber-optic cable terminations are made on a fiber rack on the east wall of the room. Network connections are then distributed through the building via a "Cat 5" cable network. System is adequate. No need to increase.

Telephone connections are made via a telephone connection panel located on the east wall of the Switchgear Room 117. This system is adequate for its intended purpose.

Fire Alarm System

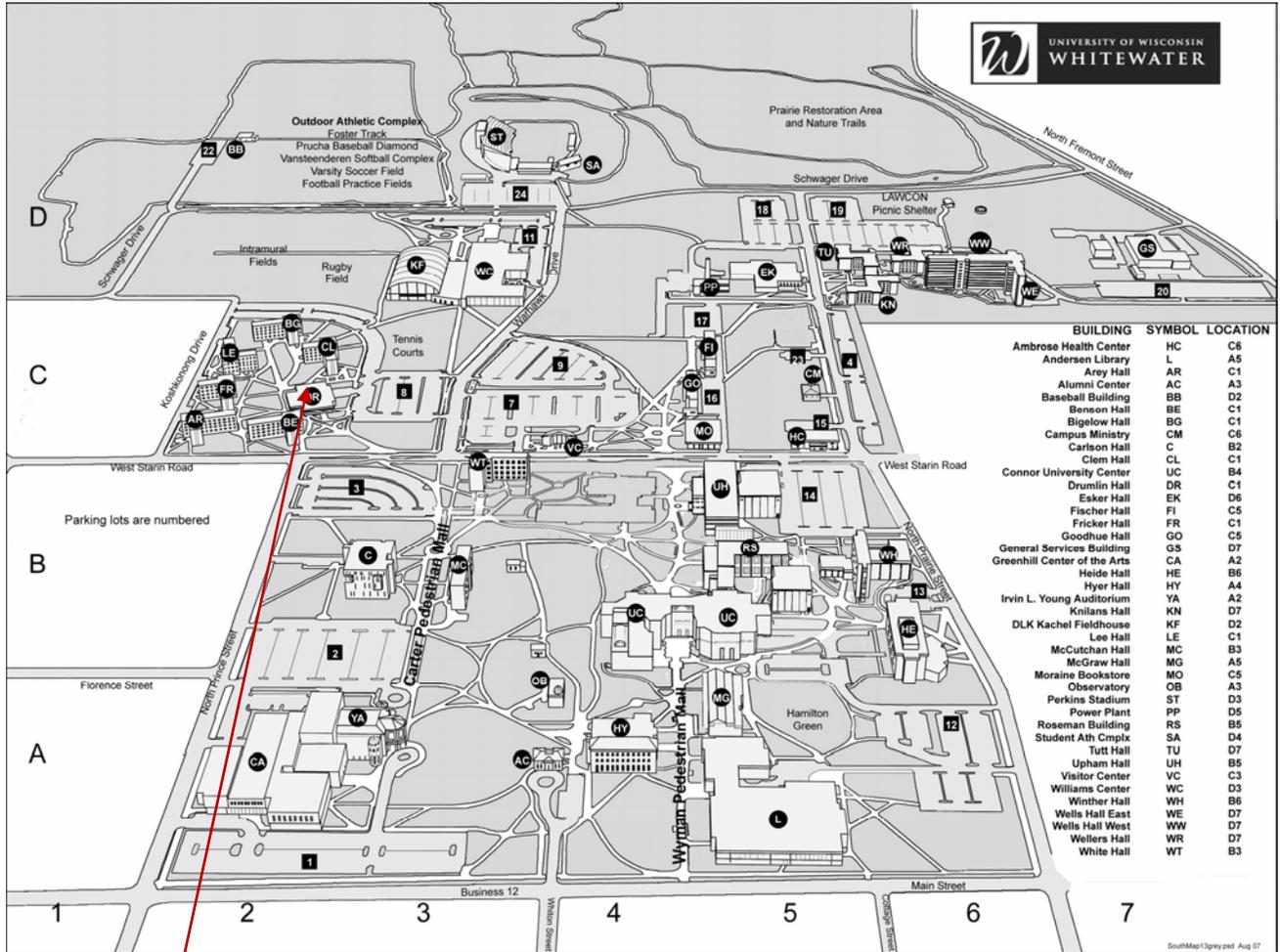
A Simplex fire alarm system was installed in 1999 as part of a campus-wide fire alarm system upgrade. The installation included installation of a Simplex campus central reporting and annunciation system which serves all buildings on campus including Drumlin Hall. The A/E needs to determine if panel is expandable and capable of connecting any of the new devices that are required for the HVAC or food service upgrades.

Emergency Generator

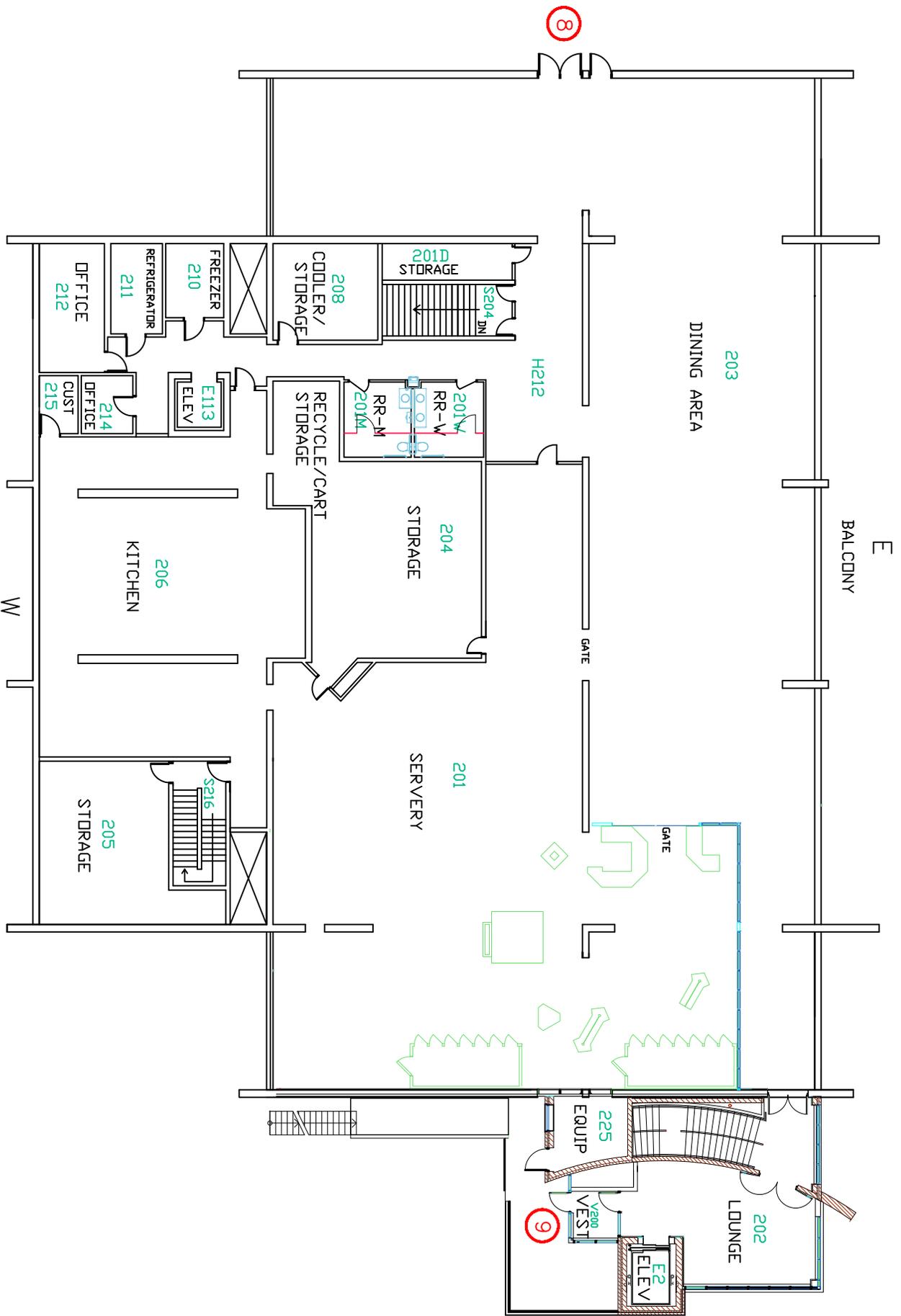
The emergency generator is a Kohler, Model No. 10RM82, rated 10 Kw, 12.5 KVA, 120/208 VAC, 37.4 Amp, 3 phase generator, 4 wire located in the Generator Room 116. It is fueled by natural gas (city gas). It supplies power for emergency lighting and for the fire alarm system. It is requested that the A/E team verify if additional items like freezers or coolers can be placed on the generator.

Appendix A

Campus Plan



Drumlin Dining Hall



SECOND FLOOR 0044 DRUMLIN DINING HALL		ARCHITECTURAL		A-1	
2-18-10 rs		DEPT OF FACILITIES PLANNING & MANAGEMENT		U.W. - WHITEWATER	
NOT TO SCALE		WHITEWATER WISCONSIN		PHONE: 262-472-1320	
N00442		FAX 262 472-5543			

① emergency response building door numbers