THE UNIVERSITY of WISCONSIN MADISON

REQUEST FOR ARCHITECTURAL & ENGINEERING DESIGN SERVICES

General Library System Storage Facility

December 2011

Project No. 11I1J

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Background-and Purpose

UW-Madison has more than 8 million volumes housed on campus. This collection comprises one of the largest research libraries in North America—currently ranking 11th in size among the 123 members of the Association of Research Libraries (ARL). In addition, there are more than 55,000 serial titles, 6.2 million microfilm items, and hundreds of thousands of government documents, maps, musical scores, audiovisual materials and other items housed in libraries across campus.

UW–Madison campus library collections have grown approximately two percent per year over the last several years. Memorial Library, where the largest collections are housed, continues to add approximately 65,000 volumes per year and as of 2005 is effectively at capacity, which is commonly defined as a "fill level" of 75 to 80 percent. Fill levels above 80 percent result in continual shifting and reorganization of collections to accommodate new materials.

Although libraries have been dramatically affected by the digital revolution, the publication of print materials has continued to flourish, especially in the humanities and social sciences. Growth of print collections will continue for the next generation, especially in the campus research libraries, which are responsible for maintaining comprehensive collections in areas where publishers have done little to create electronic alternatives to print.

The addition to the existing Materials Distribution Services building on Thousand Oaks Trail in Verona will provide storage space for campus library materials. With the construction of this addition approximately 29,000 square feet of library space on campus could be immediately renovated for updated library services, study spaces, and computer-enhanced learning facilities. Longer term, the General Library System (GLS) has identified nearly 100,000 square feet of space that could be repurposed as the storage facility is filled.

Project Description

The project will construct a 10,000 GSF addition to match the existing pre-cast concrete warehouse. The new space will consist of an approximately 120 ft x 85 ft x 20 ft high, temperature- and humidity-controlled (within a range of +/- 5°F) open space for storage of up to 1 million volumes of library materials. No offices or processing space are anticipated to be in this addition. Restrooms and entry/exits will be included only as required per code.

The addition will tie into the existing utility system for gas, electric and water. A new air handling unit with condensing coil and humidification will be installed as will a fire suppression system. The current warehouse system is a wet pipe fire suppression system; the AE will need to price both wet and dry fire suppression systems as part of the design process. Separate from this project, the GLS will purchase and install shelving beginning with a capacity for approximately 500,000 volumes.

At the time of 35% Design Report approval and authority to construct, the campus will also request a waiver of state statute to allow for the use of a single prime bid. The

campus believes this method of project delivery, which offers a single point of responsibility, will best achieve project goals.

Scope of Services

This project will provide design and construction services for the General Library System Storage Facility.

The consulting team should have specific expertise and experience with the design of warehouses and temperature- and humidity-controlled storage facilities. Work will include verifying as-built conditions to assure accurate development of design and bidding documents, and production of necessary design and bidding documents in accordance with the DSF AE Policy & Procedure Manual. 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.

Minimum Additional Design & Construction Services & Deliverables

- The AE shall include DSF Level 1 commissioning as a separate additional service.
- The A/E will design and specify all building signage per UW campus standards. .
- The A/E will provide 15 fifteen compete review sets – nine for the DSF and 6 for the for the 35% and 100% reviews as well as six complete sets of bidding documents.
- At the end of construction, the A/E will provide the campus with three electronic copies each of Operation & Maintenance manuals and record drawings/specifications in AutoCAD/MS Word/PDF format, including the work of all sub-consultantsetc, as well as three hard copies of same. Any renderings or models generated by the AE will also be turned over to the campus. This is in addition to the record drawing requirements of the Division of State Facilities.

Project Budget

Budget Item	%	Cost
Construction		1,150,000
AE Design Fees	8%	96,000
Other Fees		62,000
DSF Management	4%	49,000
Contingency	7.4%	85,000
Moveable & Special Equipment	5%	58,000
Estimated Total Project Cost		$1,500,000

Project Schedule

A/E Selection	December 2011
BOR/SBC Approval (35% Design)	mid April 2012
Documents submitted for review	mid June 2012
Bid Date	August 2012

Start Construction	September 2012
Substantial Completion	January 2013
Occupancy	February 2013

Contacts

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General Requirements & Expectations

Occupants: There will be no permanent occupants in this facility. GLS staff will access the storage facility only to store and retrieve materials. There are occupants who are employed by the Materials Distribution Services and Surplus with a Purpose (SWAP) programs in the existing building.

Site Considerations: The site for this project consists of 10.599 acres of property located on Thousand Oaks Trail within the Verona Technology Park in the City of Verona, WI. The site is currently occupied by a 102,800 GSF distribution center, warehouse and office building owned by the Board of Regents. The addition is planned for the north side of the existing building (see site map appended at the end of this document).

No new parking spaces will be created with this project, but the existing asphalt drive will be extended to the north. Landscape restoration will be undertaken after completion of the addition.

A Phase I and Limited Phase II Environmental Site Assessment was undertaken in 2005 when the original developer, Livesey Company, purchased the site from the owner. A geotechnical investigation was completed in 2000.

Zoning: The current project site is zoned Suburban Industrial.

Architectural: The existing building is precast concrete construction. It includes offices and support space, warehouse space and a loading dock. The existing loading dock will be utilized to move materials in and out this storage space. As-built plans of the existing building will be available to the selected design firm.

Site Utilities: The existing warehouse has adequate electrical, heating, cooling and water service to serve the addition.

Health & Safety, Hazardous Materials: There are no hazardous materials associated with this project.

Telecommunications: N/A

Campus Automation and Access Control Systems: The building automation and access control system must be tied to the building's existing system.

Note: WEPA-Compliance Documentation is excluded from this scope of services.

Material Distribution Service/SWAP and proposed GLS Library Storage Addition Site Location

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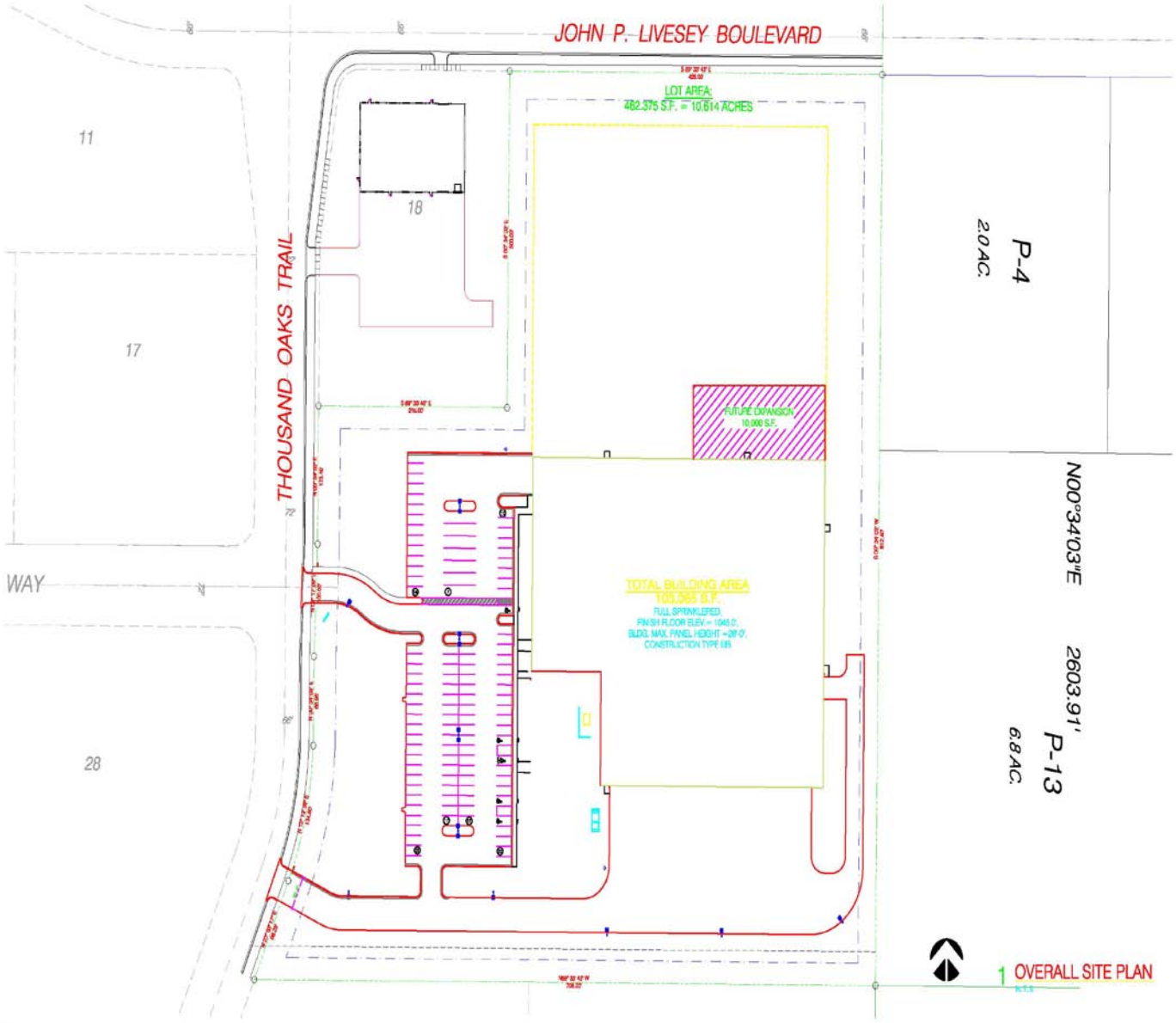
JOHN P. LIVESEY BOULEVARD
LOT AREA:
452,375 S.F. = 10.614 ACRES
FUTURE EXPANSION
10,000 S.F.
TOTAL BUILDING AREA
FULL SPRINKLERED
FINISH FLOOR ELEV. = 1045.0'
BLDG. MAX. PANEL HEIGHT = 28'-0"
CONSTRUCTION TYPE IIB
THOUSAND OAKS TRAIL
WAY
11
17
28
18
P-4
2.0 AC.
N00°34'03"E
2603.91'
P-13
6.8 AC.
1 OVERALL SITE PLAN
DATE:
02/20/07
PROJECT NUMBER:
076 - UNIVERSITY OF WIS
DESCRIPTION:
SITE PLAN LAYOUT
SCALE:
AS SHOWN
OWNER:
UNIVERSITY OF WISCONSIN
PROJECT:
NEW PROPOSED OFFICE/WAREHOUSE
VERONA TECHNOLOGY PARK, WI