



THE UNIVERSITY
of
WISCONSIN
MADISON

**REQUEST FOR ARCHITECTURAL & ENGINEERING
DESIGN SERVICES**

All Season Softball Practice Facility

November 2011

Project No. 11J2Q

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Background and Purpose

The Goodman Softball Complex was constructed in 1998 as a state-of-the-art softball facility to serve spring practice and competition. The field and grandstands, with a capacity of approximately 1,600, are positioned just south of Nielsen Tennis Stadium and share parking with that facility. In 2002, lights were added to the complex so that evening games could be scheduled. The Goodman Softball Complex also regularly hosts the annual WIAA State Softball Tournament.

The ever-changing demands of competitive sports and expectations of patrons have challenged the Division of Intercollegiate Athletics to become increasingly diligent in meeting or exceeding the facilities needs of athletes and patrons. To this end, Athletics undertook a facilities master plan in 2006 to assess the programmatic needs of sports within the division which were not fully served by construction of the Kohl Center, the Porter Boat House, and/or the recent renovation of Camp Randall Stadium. The final plan developed recommendations based on campus locations: the west campus, the Camp Randall hub, the Kohl Center, and off-campus. Within these “hubs” the Master Plan established facility priorities for the targeted sports programs.

Improvements for the softball program were recommended by the master plan. Women’s softball has evolved over the past ten years, and it has become apparent from a functional perspective that improvements to the complex are now required. This project will relocate essential program functions from off-site and establish improved team support functions at a centralized women’s softball complex. In 2011, the Division of Intercollegiate Athletics through the Division of State Facilities hired an AE to prepare a [concept report](#) for a new softball complex to help with fundraising. That report was completed in August 2011. Soon after, funds were secured from the Goodman Foundation allowing the Division of Intercollegiate Athletics to move forward with the project and with a specified timeline.

Project Description

The concept report calls for the construction of a new 11,700 ASF/13,000 GSF softball practice facility consisting of brick walls and a standard flat roof. The study also calls for the remodeling of 1,800 ASF/2,200 GSF of existing space at the Goodman Softball Complex along with associated site improvements including a new entry plaza, landscaping and stormwater management facilities. The completed facility will consist of an indoor practice field with a obstacle-free inside height of 24 feet; locker areas for coaches, home and visiting teams and umpires; offices, a training room and team lounge; and storage.

Scope of Services

This project will provide design and construction services for the All Season Softball Practice Facility Project.

The consulting team should have specific expertise and experience with the design of athletic venues. 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 part of the scope of work.
- The A/E will design and specify all building signage per UW campus standards. Signage will be installed by the contractor.
- The A/E will provide the campus with six complete review sets (in addition to the 15 review sets required for DSF) for the 35% and 100% reviews as well as six complete sets of bidding documents.
- This project will be designed to meet LEED Silver certification, but will not pursue LEED certification. A/E shall provide energy modeling for the proposed design project and use it to achieve the most energy efficient design feasible
- 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-consultants, furnishings, signage, etc, 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		\$1,832,000
AE Design Fees	7.6%	140,000
Other Fees		60,000
DSF Management	4%	80,000
Contingency		180,000
Moveable & Special Equipment		33,000
Estimated Total Project Cost		\$2,325,000

Project Schedule

A/E Selection	November 2011
BOR/SBC Approval (35% Design)	March 2012
Bid Date	July 2012
Start Construction	August 2012
Construction Complete	February 2013

Contacts

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General Requirements & Expectations

Occupants: The primary occupants will be collegiate student athletes, coaches and umpires at both the collegiate. Secondary occupants will be WIAA-related athletes coaches and umpires.

Site Considerations: The Goodman Softball Complex field and grandstands are located on the west end of campus positioned along University Bay Drive, north of the Lot 76 parking ramp and adjacent to the Class of 1918 Marsh, a mapped wetland. Consideration of existing soil conditions and site drainage will need to be kept in mind as the consultant team works to manage stormwater runoff from the project site.

Zoning: The current project site is zoned R5, General Residential and Conservancy. This project is considered a conditional use within a Conservancy District and will need review by the City of Madison Plan Commission. The project will also be presented to the Joint West Campus Area Committee for review and recommendation to the Plan Commission. Presentations will be made by university staff with illustrations provided by the consultant team.

Architectural: The Goodman Diamond includes dugouts, locker areas, a players' lounge, grandstand seating, a press box and fan amenities such as restrooms and concessions. The facility meets the requirements of the Americans with Disabilities Act.

Sensitivity to the design context for the new practice facility is expected given the prominence of the site along University Bay Drive, the lakefront and Class of 1918 Marsh.

Site Utilities: The existing Goodman complex has adequate electrical, heating, cooling and water service to handle the new practice building.

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

Telecommunications: Hard wired outlets and wireless coverage shall be provided in all areas to meet the needs of the students, administration and building operations. Voice/data lines shall be provided in all offices, CATV and CCTV shall be designed into the entire building including offices, locker rooms and meeting areas. Replace any portions of the existing wireless system damaged during construction.

Campus Automation System: The building automation and access control system must be tied to the University's existing monitoring systems through METASYS.

Access Control: The design of the building's security access, card readers and IP camera system shall use the existing campus standard, Andover. Maintain any existing card readers on all exterior doors during construction as well as maintain access to IDF and MDF closets.

Note: DSF to select and contract for these services separately:

- WEPA-Compliance Documentation
In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type II Environmental Impact Assessment (EIA). This requirement insures all fiscal impacts raised during the WEPA process will be addressed in the project budget estimate. Public review of the Type II assessment is required and a public information meeting may be held to gather input. If unresolved conflicts arise, the project could be elevated for consideration as a Type I, Environmental Impact Statement (EIS) and the earlier assessment used as an initial draft EIS. The entire WEPA process must be completed prior to bid solicitation.

Preliminary Space Tabulation

<i>New Space</i>	<i>Number</i>	<i>ASF</i>
Practice Area	1	10,816
Equipment Storage	1	198
Umpire Locker Area	1	99
Team Lounge/Meeting Space	1	400
Coaching Work Area	1	100
Unisex Toilet	1	58
<i>Total New Space</i>		<i>11,671</i>
Remodeled Space		
Home Team Lockers	1	720
Visiting Team Lockers	1	450
Training	1	345
Coaches Locker area	1	258
<i>Total Remodeled Space</i>		<i>1,773</i>

References and Supporting Documents

[2005 Campus Master Plan](#)

[2006 Athletic Master Plan](#)

[2011 Goodman Softball Complex Concept Report](#)



Site Aerial Photo

