

All Agency Project Request

2011 - 2013 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Oshkosh	285-0F-9910	Utility - Site Exterior Development

<u>Project No.</u>	12A3R	<u>Project Title</u>	Kolf-Reeve Mall/Lots Develop
---------------------------	-------	-----------------------------	------------------------------

Project Intent

This project provides pre-design and design services to construct a new pedestrian mall between the Kolf Physical Education Center and Reeve Memorial Union and redevelop the adjacent parking lots to accommodate the new pedestrian pathway; and to redesign and reconstruct an 85-stall expansion to Parking Lot 7A and construct a new vehicular link between Parking Lot 7A and Parking Lot 13.

Project Description

KOLF PHYSICAL EDUCATION CENTER – REEVE MEMORIAL UNION PEDESTRIAN MALL DEVELOPMENT: The north-south pedestrian mall constructed in 2008 between the Student Recreation & Wellness Center (Pearl Avenue) and Taylor Hall (High Avenue) will be extended 320 LF north to the Reeve Memorial Union (Algoma Boulevard). Project work includes site preparation, clearing and grubbing, milling of existing asphalt pavement, augmenting and repairing the underground storm sewer system, extending and redistributing the underground electrical distribution and connection points for new bollard or pole mounted light fixtures, constructing a pair of new 8-foot wide concrete pedestrian walkways, installing new pedestrian benches and site furnishing, constructing new rain gardens, landscaping, and site restoration. The new section of pedestrian mall will conform to the design standards established in the previous phase of work.

Parking Lots 15 and 32 will be redeveloped to accommodate this new pedestrian mall extension. The new pedestrian mall will bisect Parking Lot 15 and the northern most section of the parking lot will be eliminated and converted into green space. This will reduce Parking Lot 15's capacity from 127-stalls to 60-stalls. The design of Parking Lot 32 will require minor modifications, but it is not anticipated the 22-stall capacity will be impacted. The new Parking Lot 32 design will include an access drive to the Taylor Hall refuse dumpster enclosure and the Blackhawk Commons loading docks. Project work includes the installation of bio-filtration areas/rain gardens with engineered soils and vegetation. The parking lot design will decrease storm water runoff through the placement of rain gardens adjacent to impervious surfaces. In addition, this project will incorporate the City of Oshkosh and Wisconsin Division of State Facilities requirements for storm water design compliance. This includes the City of Oshkosh Municipal Code Section 24-10 (D) states that peak runoff from a one hundred year storm after development shall not exceed runoff that would have resulted from a predevelopment storm of ten years. Hydrologic and hydraulic computations will need to be made using storm duration of 24 hours and depths of 3.8 inches for ten year storms and 5.3-inches for one hundred year storms.

PARKING LOT 7A EXPANSION AND RENOVATION: Parking Lot 7A will be expanded from a 101-stall parking lot into a 186-stall parking lot. Project work includes site preparation, clearing and grubbing, milling of existing asphalt pavement, installing new asphalt pavement, constructing new concrete curb and gutters, augmenting and repairing the underground storm sewer system as necessary, extending and redistributing the underground electrical distribution and connection points for pole mounted lighting fixtures, installing new pavement markings and striping, landscaping, and site restoration. The parking lot surfaces will be designed to direct storm water runoff away from the Kolf Physical Education Center. New bioswales will be constructed around the lot perimeter and storm water will be collected and directed to the furthest points from the Kolf Physical Education Center. All parking meters, signage, and lighting fixtures will be redistributed to match the new lot configuration and augmented with new units to match campus standards as necessary.

Project Justification

One of the campus master plan goals is to widen pedestrian pathways for improved circulation between significant student destinations. Completing this project will complete a pedestrian mall development between the Student Recreation & Wellness Center and Reeve Memorial Union. Another goal is to reduce storm water runoff and improve storm water management control across campus. This project provides the opportunity to incrementally achieve both aspects.

Parking Lot 7A was constructed with the Kolf Physical Education Center more than 41 years ago. Routine parking lot maintenance (base patching, crack sealing, re-striping, etc.) has been performed annually, but due to the significant

All Agency Project Request

2011 - 2013 Biennium

deterioration of the lot surface, routine maintenance procedures are no longer effective. The condition of the parking lot surface requires resurfacing and reconstruction. The current parking lot design directs half of the storm water runoff toward the Kolf Physical Education Center. During significant rain events, the storm water drainage system is inadequate and water collects and pools along the length of the facility and has caused multiple flooding instances in the lower level. This project will attempt to mitigate this problem by re-directing the storm water away from the building.

A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of pedestrian and vehicular pavement systems; storm water management; site development and landscaping; and site electrical, sanitary sewer, and storm water sewer systems 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 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.

The consultant will develop and evaluate design alternatives and feasibility for porous pavements and relocating the campus information booth located in Parking Lot 15.

Commissioning

- Level 1
- Level 2

Project Budget

Construction Cost:		\$950,000	
Haz Mats:		\$0	
Construction Total:		\$950,000	
Contingency:	15%	\$142,500	
A/E Design Fees:	8%	\$76,000	
DFD Mgmt Fees:	4%	\$43,700	
Equipment/Other:		\$12,000	
		\$1,224,200	

Funding Source

GFSB - <input type="checkbox"/>		\$0
PRSB - <input type="checkbox"/>		\$0
Agency/Institution Cash [AGF0]		\$76,000
Gifts		\$0
Grants		\$0
Building Trust Funds [BTF]		\$0
Other Funding Source		\$0
		\$76,000

Project Schedule

SBC Approval:
 A/E Selection: 03/2012
 Bid Opening:
 Construction Start:
 Substantial Completion:
 Project Close Out:

Project Contact

Contact Name: JoAnn Rife
 Email: <rife@uwosh.edu>
 Telephone No.: (920) 424-2438 x

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 Agency Project Request

2011 - 2013 Biennium

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 not 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.
5. Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?
6. Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope.
7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III?
Type II.
8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here.
9. Are there any other issues affecting the cost or status of this project?
Accelerated project schedule is desired, with a completion date of early Fall 2012.
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution.
Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent?
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s).

All Agency Project Request

2011 - 2013 Biennium

13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here.
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here.

REEVE
UNION

MULTICULTURAL
EDUCATION
CENTER

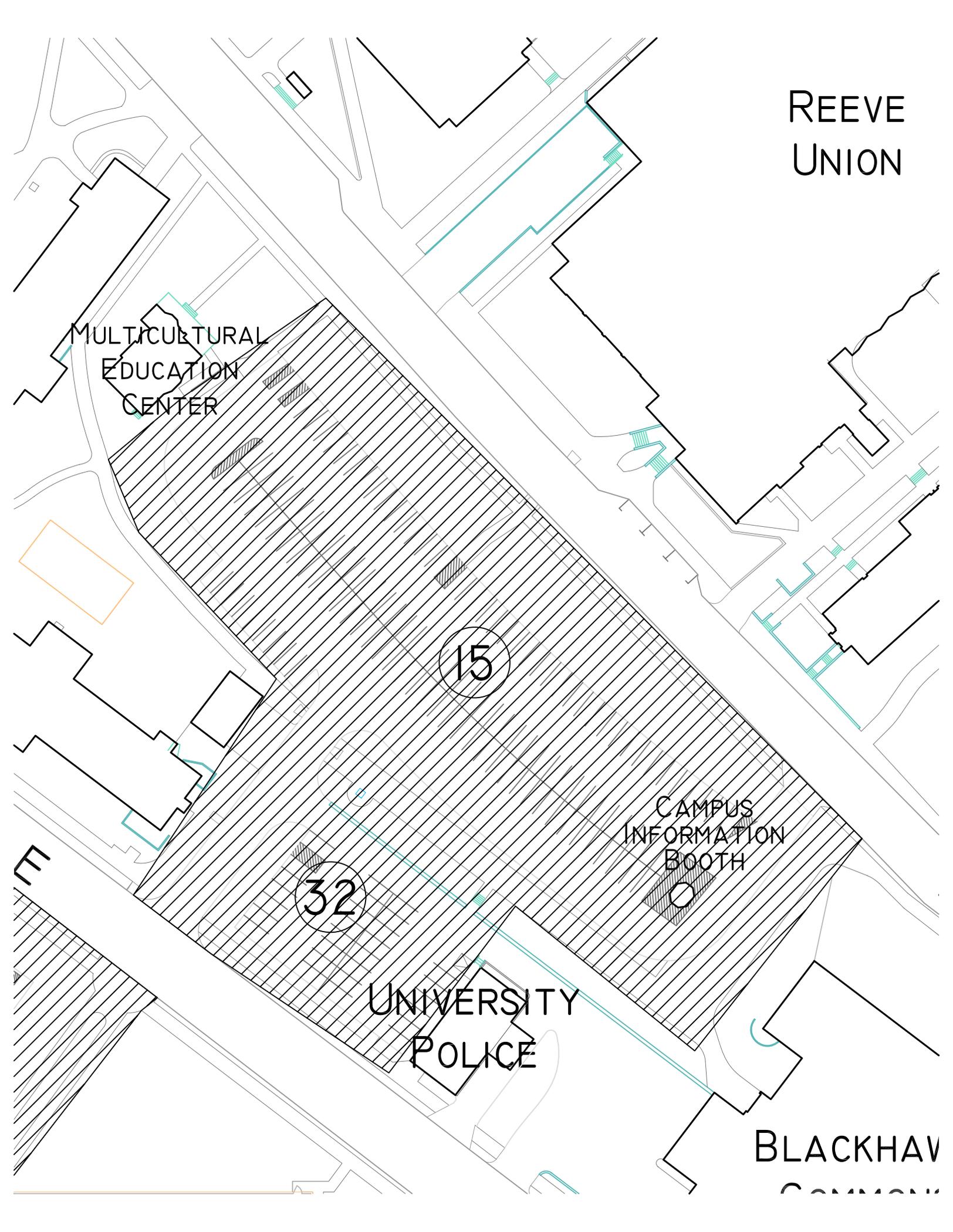
15

CAMPUS
INFORMATION
BOOTH

32

UNIVERSITY
POLICE

BLACKHAV
COMMON



REEVE
UNION

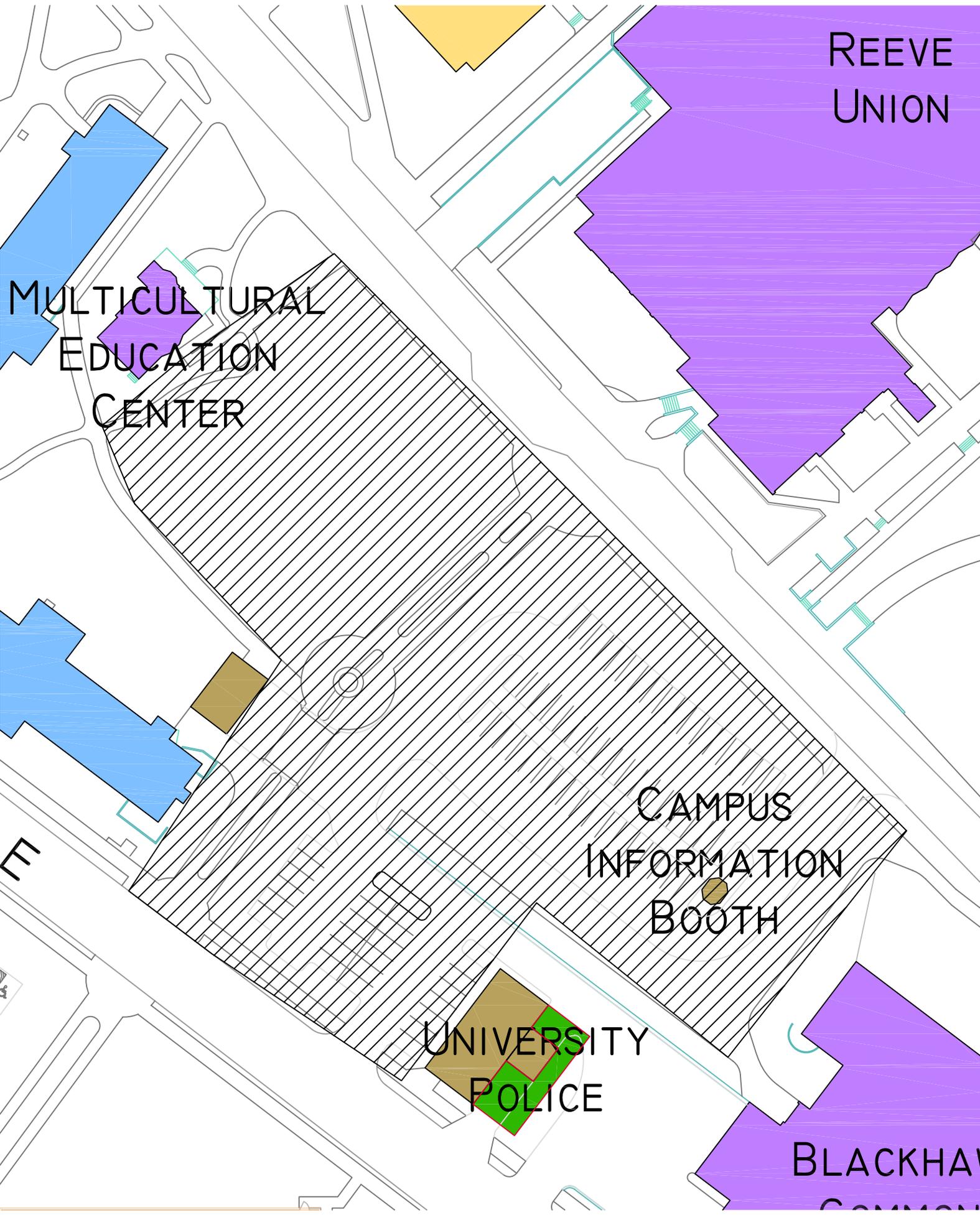
MULTICULTURAL
EDUCATION
CENTER

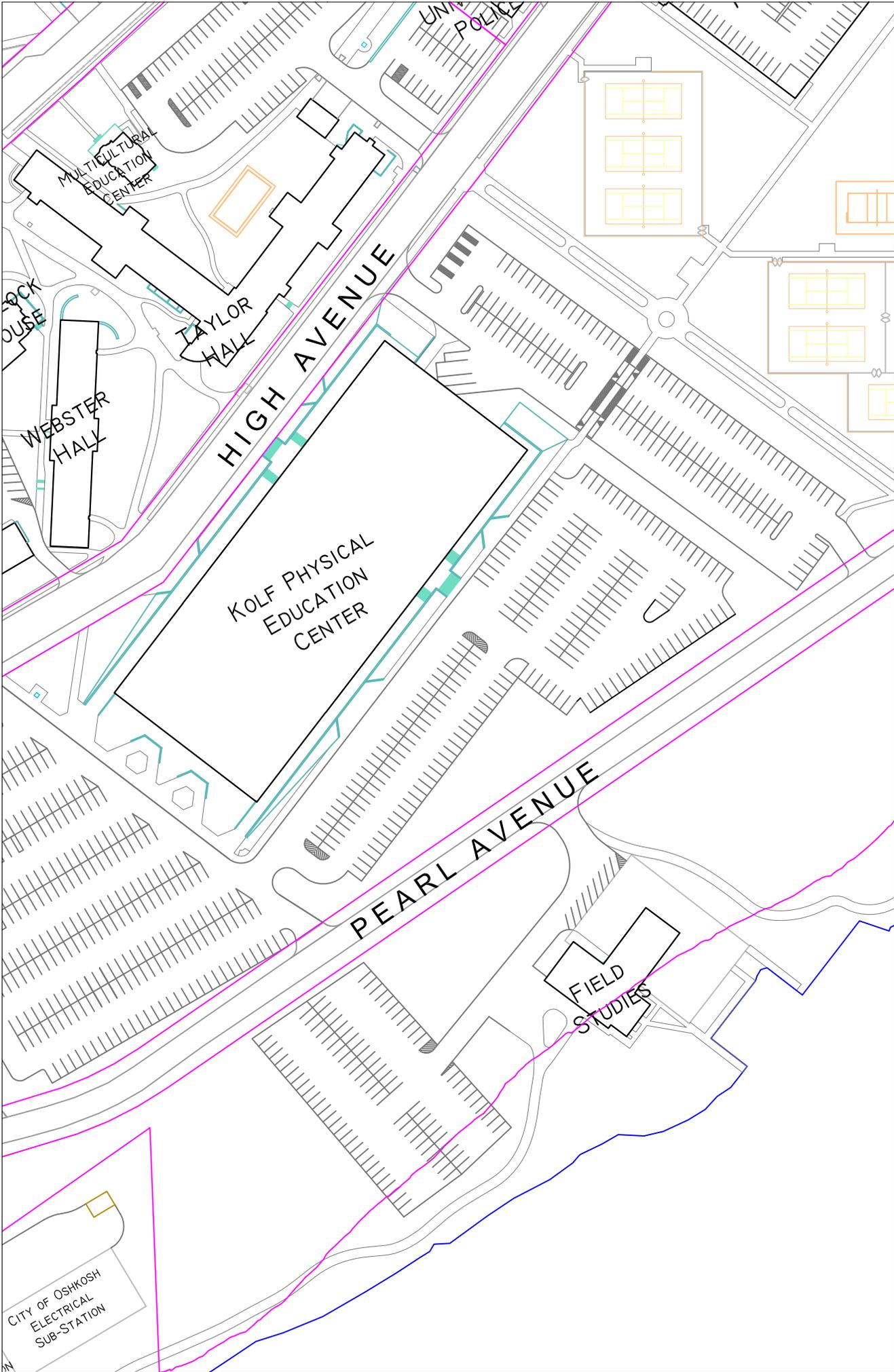
CAMPUS
INFORMATION
BOOTH

UNIVERSITY
POLICE

BLACKHAWK
COMMONS

MT





University of WI - Oshkosh Facilities Management Planning and Construction 650 Witzel Avenue Oshkosh, WI 54902	Project Title: PARKING LOT 7A EXPANSION AND RE-DEVELOPMENT	Scale: Graphic Scale: DSR Number: SWR Number: Type: Date Issued:	DD 11/17/2011	Sheet Number: A2.0
	Project Location: UNIVERSITY OF WISCONSIN OSHKOSH OSHKOSH, WISCONSIN	Sheet Title: Proposed Site Plan		

