

All Agency Project Request

2011 - 2013 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Stout	285-0L-0005	JOHNSON FIELD HOUSE

<u>Project No.</u>	12D3Z	<u>Project Title</u>	Sports & Fitness Ctr Bleachers/Track Infield Repl
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Project Intent

This project provides pre-design and design services to repair or replace the motorized telescopic bleachers and self-storing end railing system and to replace the indoor synthetic track infield surface. This project will also provide bleacher inspection services to assess and document their condition, operation, compliance with applicable codes and standards, and future maintainability or current obsolescence status.

Project Description

BLEACHER INSPECTION: Project work includes evaluating the condition and operation of all components, assemblies, and complete system installations of the motorized telescoping bleachers. All anchoring points will be inspected for structural integrity, stability, and proper connections to framing and structural members. All framing and structural members, row linkages/hinges/plates, row adjusters, guides, and fasteners will be inspected for damage (i.e. breaks, bends, cracks, flaws, irregularities, separation), stability, wear, and missing components. All motorized and moving parts will be tested for their full range of intended motion and trouble free operation (uniform and smooth operation without binding, grinding, or warping). All control systems for motorized installations will be tested for all intended operations. All removable components and assemblies will be tested for structural integrity, adequate and appropriate system integration through intended installation method, and operation within the complete system after installation. All exposed and finished surfaces will be evaluated for aesthetics/appearance, damage (breaks, cracks, flaws, irregularities, separation, splinters), and structural integrity. Bleacher inspections will also evaluate each installation for applicable codes and standards, including accessibility, egress, and health and safety (i.e. guards, openings, operation, etc.). The condition and current operational state should provide a safe environment for all users, maintenance personnel, and system operators. Specific attention to providing and evaluating alternatives for the self-storing end railings and the 4-foot gap between the press boxes on the south bank of bleachers will be required. Bleacher inspections will evaluate each installation, including controls, components, and assemblies for maintainability and obsolescence. Replacement parts should be readily available for purchase and installation. Routine maintenance activities (cleaning, greasing, oiling) should have the ability to provide safe and consistent operation in between annual inspections and capital maintenance activities.

BLEACHER REPAIR OR REPLACEMENT: Project work includes repairing and renovating or replacing the motorized telescoping bleacher system, including drive mechanisms, self-storing end railings, structural components, finished bleacher boards, electrical service and controls, and all bleacher markings. Both bleacher banks are 94 LF long and 15 rows high each with a total seating capacity of 1,740 people. The renovated or replacement bleacher system will meet current ADA standards and provide a safe environment for patrons and the maintenance staff by addressing the top rows end railing system and gap between the press boxes on the south bank.

INDOOR TRACK INFIELD REPLACEMENT: Project work includes replacing the Mondo track infield flooring (26,522 SF) with a new dual durometer poured urethane surface and replacing 400 SF of track flooring at the starting blocks and pole vault lane. All flooring inserts and the pole vault plant box will be adjusted or replaced as necessary to accommodate the new flooring surface. All standards, cabling, and netting for six (6) tennis and six (6) volleyball courts will be replaced. All court markings and striping to meet NCAA standards will be replaced for 4 basketball courts (1-inch yellow markings), 2 long jump areas (2-inch white or dashed blue markings), 2 pole vault lanes (1-inch white markings), 8 55-meter sprint lanes (2-inch dashed blue markings), 6 track lanes (2-inch white markings), 6 tennis courts (2-inch white markings), and 6 volleyball courts (2-inch orange markings).

Project Justification

All Agency Project Request

2011 - 2013 Biennium

The bleacher systems are original to the facility, installed in 1964, and require a full assessment and evaluation to determine the most cost effective solution of repair and renovation vs. replacement. The bleachers drag and bind during operation, damaging the flooring surface and bleacher components. The bleachers require frequent repairs to maintain operation and replacement parts are becoming more difficult to obtain. On several occasions, the bleachers were rendered inoperable for events because the maintenance was not able to be completed on time.

The top 5 rows of the south bleacher bank do not have self-storing end rails due to the press boxes which overhang the bleacher storage area. This requires manual installation and removal of end rails, presenting an unsafe condition for athletics and maintenance staff. The top row of the south bank also has a 4-foot gap in between the press boxes with no permanent railing or safety structure in stalled to prevent patrons or staff from falling through.

The track infield was installed in 1989. The 1989 vintage indoor track surface was already replaced in 2004. The track infield flooring surface is severely worn, especially where the basketball courts overlap the tennis courts. The seams between the flooring sheets are no longer tight, causing problems with routine cleaning and maintenance activities and contributing to the delamination of the flooring surface. Several patches and re-adhesions of flooring sections have already been completed, but due to the severe deterioration of the flooring materials and seams, these repairs are no longer cost-effective solutions.

A/E Consultant Requirements

A/E Selection Required?

Commissioning

Consultants should have specific expertise and experience in the design and coordination of replacing telescoping bleacher systems and interior athletic performance surfaces 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.

Level 1
 Level 2

Provide detailed written report of bleacher inspection findings, make recommendations (repair, replace, renovate, etc.) for all findings where deficiencies exist, and provide construction cost estimates for all recommendations. Where appropriate, recommendations may outline multiple options to remedy specific findings. Where multiple options are outlined in the recommendations, a comparative cost benefit analysis should also be provided for each option. The detailed report shall provide a clear description of each installation and location inspected and photographs taken during the inspection to illustrate all findings.

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.

Project Budget

Funding Source

Total

Construction Cost:	\$1,000,000	GFSB - Facilities Maintenance & Renovation [Z060]	\$0
Haz Mats:	\$0	PRSB - []	\$0
Construction Total:	\$1,000,000	Agency/Institution Cash []	\$12,000
Contingency: 15%	\$150,000	Gifts	\$0
A/E Design Fees: 8%	\$80,000	Grants	\$0
DFD Mgmt Fees: 4%	\$46,000	Building Trust Funds [BTF]	\$68,000
Equipment/Other:	\$0	Other Funding Source	\$0
	\$1,276,000		\$80,000

All Agency Project Request

2011 - 2013 Biennium

Project Schedule

SBC Approval: 01/2013
A/E Selection: 07/2012
Bid Opening: 03/2013
Construction Start: 05/2013
Substantial Completion: 08/2013
Project Close Out: 12/2013

Project Contact

Contact Name: Zenon Smolarek
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Telephone No.: (715) 232-2288 x

Project Scope Consideration Checklist

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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?
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 III.
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?

All Agency Project Request

2011 - 2013 Biennium

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. Project work schedule will be limited to summer session.
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?
Completion of this project will decrease operational maintenance costs.
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).
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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.