All Agency Project Request

2011 - 2013 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	River Falls	285-0J-0065	PRUCHA HALL

Project No. 12I4D

Project Title Prucha Hall Renv & Rmdl

Project Intent

This project provides pre-design and design services to replace the heating system infrastructure, install a new fire sprinkler system to enhance building life safety, repair or replace various interior finishes, and partially renovate basement space to meet program need.

Project Description

MECHANICAL SYSTEM: Project work includes removal and disposal of all steam distribution and condensate return piping, 131 steam convectors, all cabinet heaters, one basement outside air ventilator, and all pneumatic temperature controls associated with the terminal heating devices. The new heating system will include a new steam to water heat converter, VFD controlled heating pumps, new convectors, new heating coil in the existing AHU, and a new AHU to serve the remodeled basement. New hot water supply and return piping mains and branch distribution to new terminal devices will be installed. The pneumatic controls will be replaced with new direct digital controls in each resident room. All room finishes will be repaired or replaced as required and will match existing finishes. Hazardous materials abatement will be required.

The bathroom/shower exhaust systems were replaced in 2006 (04K1N) and will not be replaced with this project.

FIRE SPRINKLER SYSTEM RETROFIT: Project work includes installing a wet pipe, automatic fire sprinkler system throughout the residence hall. Fire sprinkler heads will be located to provide total facility coverage per NFPA 13 Fire Sprinkler Code requirements. Floors will be core drilled to accommodate piping, a new fire pump will be installed if required, and the 75 LF, 3-inch water service will be replaced with a new 6-inch water service. All site improvements disturbed by the water main service work will be replaced or restored to their previous condition.

FIRE ALARM SYSTEM: The fire alarm system will be assessed and redesigned to meet current codes and standards for device type and device coverage/location. All smoke detectors and pull stations will be replaced. New exterior building and interior resident room speaker/strobe light devices and a new fire alarm control panel were designed and installed under the recent campus fire alarm upgrade (10K1S).

REMODELING: Project work includes remodeling ~6,700 SF in the basement level to provide new program space, including kitchen/vending, activities, meeting, study, restrooms, custodial, laundry and storage space. Partition walls, ceiling and wall finishes, and flooring will be replaced and reconfigured. The mechanical, electrical, lighting, telecommunications, and plumbing systems will be extended into and reconfigured within the remodeled basement areas as required.

Two (2) exterior doors will be replaced. Interior walls will be skim coated and repainted in all resident rooms. All light fixtures in the resident rooms will be replaced. All carpeting in the corridors will be replaced. All ceramic tiles on stairways will be replaced. New hand dryers will be installed in the restrooms and all water coolers will be replaced.

Project Justification

Prucha Hall is a 38,222 GSF, 3-story, 194-bed residence hall constructed in 1960. The steam heating system is original to the building and is in poor condition. The system is unreliable and energy inefficient. The condensate return piping has failed due to corrosion in numerous places. Steam traps fail regularly and result in high maintenance and energy costs. Individual DDC room control has proven successful in other Residence Halls on campus. The Residence Life Department has begun to upgrade the common student space in all older Residence Halls, including basement space improvements and other aesthetic appearances.

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A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of institutional construction and infrastructure (architectural, mechanical, electrical, plumbing) renovations 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.

Commissioning

☑ Level 1

☐ Level 2

Project Budget

Construction Cost:		$1,662,000
Haz Mats:		$30,000
Construction Total:		$1,692,000
Contingency:	15%	$253,800
A/E Design Fees:	8%	$135,400
DFD Mgmt Fees:	4%	$77,800
Equipment/Other:		$0
		$2,159,000

Funding Source

Funding Source	Total
GFSB - []	$0
PRSB - []	$0
Agency/Institution Cash [AGF0]	$67,500
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$67,500

Project Schedule

SBC Approval:	04/2013
A/E Selection:	11/2012
Bid Opening:	08/2013
Construction Start:	10/2013
Substantial Completion:	05/2014
Project Close Out:	08/2014

Project Contact

Contact Name: Timothy G. Thum, P.E.

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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.	☐	☑
Building will be unoccupied from fall 2013 through spring 2014.		
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?	☑	☐
Required hazardous materials abatement (mechanical piping insulation) has been included in the estimated project schedule and project budget. 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? ☐ ☑

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 will be limited to fall 2013 through spring 2014.

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). ☐ ☑

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. ☑ ☐

    There are potential Focus On Energy rebates.

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. ☐ ☑