

All Agency Project Request

2011 - 2013 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Parkside	285-0G-9950	Multi-Building
<u>Project No.</u>	12K10	<u>Project Title</u>	Greenquist Hall/Wyllie Hall Fire Protection System Renv

Project Intent

This project provides pre-design and design services to renovate and upgrade the fire protection systems in Greenquist Hall (285-0G-3017) and Wyllie Hall (285-0G-3023). The consultant will identify, document, and recommend appropriate scope items and alternatives (including budget estimates) to meet current building code requirements and facilitate quarterly fire protection system testing.

Project Description

Pre-design work includes the following items:

- review architectural building codes and NFPA 13 and 14 codes, determine hazards classification, and meet with appropriate code officials
- review fire protection systems interconnection to the fire alarm and smoke detection system and provide options and alternatives for repair, replacement, or renovation
- review building zones and determine if vertical zones should be reconfigured into new floor by floor horizontal zones
- review domestic water supply services, determine if each building should be served independently, and provide options and alternatives for repair, replacement, or renovation
- review open head deluge curtain system and determine options and alternatives for eliminating and providing equivalent coverage while also providing reduced risk of catastrophic failure
- review of non-compliant standpipe system and recommend options and alternatives for repair, replacement, or renovation
- provide and perform hydraulic calculations of sprinkler system to determine areas for renovation or replacement
- provide and perform fire pump modeling to determine if failing pumps can be eliminated from the systems and what associated modifications would be required to remove the fire pumps or what repairs and renovations would be required if the pumps must remain in service
- provide and perform water supply and water density calculations
- verification of all pipe sizes, locations, and coverage areas and determine options and alternatives for repair, replacement, or renovation
- provide and perform direct flushing, flow testing, internal pipe corrosion analysis, and sprinkler head condition analysis of systems and determine options and alternatives for repair, replacement, or renovation

The fire protection systems renovation and upgrade work will be identified and developed through the pre-design process. Future fire protection systems renovation work will be identified, documented, and estimated in logical packages to facilitate project planning, phasing, and approvals. Pending programmatic remodeling work identified for Wyllie Hall is currently under development (11K3F) and it is anticipated some portion of the fire protection system renovations and upgrades identified under this project will require design coordination. DFD will manage pre-design coordination and information sharing between this project and the 11K3F project team.

Project Justification

The fire protection systems in Greenquist Hall (140,243 GSF constructed in 1969) and Wyllie Hall (256,612 GSF constructed in 1972) are inadequate and do not meet current building code requirements. The systems do not have proper drain facilities, inspector test connections, nor fire pump bypass piping. As a consequence, the systems cannot be tested quarterly as required. There is also concern of a catastrophic failure of the Wyllie Hall deluge system, which could cause significant damage to building contents and equipment. Both buildings have only partial sprinkler coverage and should be fully protected for occupant safety.

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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 fire protection system renovations, fire protection building code review and hazard classification analysis, and hydraulic modeling calculations for fire protection systems in an institutional environment 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:	\$500,000
Haz Mats:	\$0
Construction Total:	\$500,000
Contingency: 15%	\$75,000
A/E Design Fees: 8%	\$40,000
DFD Mgmt Fees: 4%	\$23,000
Equipment/Other:	\$0
	\$638,000

Funding Source

GFSB - Facilities Maintenance & Renovation [Z060]	\$0
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$40,000
Other Funding Source	\$0
	\$40,000

Project Schedule

- SBC Approval: 08/2013
- A/E Selection: 01/2013
- Bid Opening: 02/2014
- Construction Start: 05/2014
- Substantial Completion: 08/2015
- Project Close Out: 12/2015

Project Contact

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Project Scope Consideration Checklist

- | | | |
|---|-------------------------------------|-------------------------------------|
| | <u>Y</u> | <u>N</u> |
| 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <i>All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.</i> | | |
| 2. Is the project an extension of another authorized project? If so, provide the project #... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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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.
[Greenquist Hall and Wyllie Hall are listed by the Wisconsin Historical Society as buildings of historical significance.](#)
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.
[The majority of anticipated construction work will be limited to summer session \(mid-May through mid-August\) to reduce academic scheduling conflicts and complications.](#)
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).
[The fire protection systems do not meet current building code requirements and cannot be tested quarterly as required.](#)
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.

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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.