



**WISCONSIN**  
UNIVERSITY OF WISCONSIN-MADISON

**REQUEST FOR ARCHITECTURAL & ENGINEERING  
DESIGN SERVICES**

**ART LOFTS ADDITION & RENOVATION  
(FOR TANDEM PRESS)**

**January 2012**

**Project No. 12L1J**

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## **Project Background and Purpose**

Tandem Press was created in 1987 with a mission of fostering research, collaboration, experimentation, and innovation in printmaking. Affiliated with the UW-Madison Art Department, Tandem Press is an internationally known fine-art printmaking studio that has also contributed to the reputation of the Art Department's printmaking program as best in the nation. Since its creation, more than 60 major artists-in-residence have produced more than 400 editions of prints at Tandem and thousands of monoprints, in media ranging from etchings to photogravures to collographs to woodcuts, and lithographs. In recent years, more artists have been using computer technology, often combining traditional techniques, such as etching, with digital imagery.

Tandem Press is currently located in 9,197 GSF of leased space at 201 South Dickinson Street, more than two miles off campus on the east side of Madison's isthmus, a location which has complicated its instructional goal of bringing artists-in-residence together with graduate students. The current location is also within a state-owned building that has been identified for redevelopment by the Department of Administration.

In 2004, the Art Department's glass and sculpture/foundry programs moved to the former UW warehouse space at 630 West Mifflin Street. A second project in 2007 renovated additional space in this facility, now called the Art Lofts, to house Art Department instructional lab spaces for the ceramics and papermaking programs, and faculty, graduate student, and teaching studios, classrooms and exhibition space. Given that the lease on the current facility could expire, the feasibility of locating Tandem Press on the Art Lofts site was investigated as part of the design of the 2007 project. A conceptual design completed in 2007 (see Additional Documents) confirmed that Tandem Press would fit on the Arts Loft site. Subsequently, a project to create new studio and gallery space for Tandem Press was enumerated in the 2009-11 capital budget at a total project cost of \$4,616,000 Gift Funds.

This project will relocate Tandem Press to custom-designed space adjacent to the other Art Department studios and programs as delineated in the 2007 Tandem Press Conceptual Design document. The new location will move Tandem Press from its current leased facility back to campus, thereby increasing its visibility, and allowing it to better market its high-quality prints and fulfill its instructional, research, and outreach mission.

## **Project Description**

This project provides 10,060 ASF/15,200 GSF of new and renovated space in the Art Lofts (the former UW Warehouse) located at 630 West Mifflin Street. Space will be designated for printmaking and etching studios and operations, with a main entrance and gallery space suitable for receptions, public viewing, and the sale and storage of collection art pieces.

Studio space for lithography, etching, photography and other printmaking functions will be created within the existing warehouse, along with a new curatorial lab, and spaces for marketing, staging and loading. A lower level space in the existing warehouse will provide archival storage and space for future expansion.

New construction includes a gallery that will be built in the parking lot area to the north of the site. A new entrance to the north adjacent to the existing visitor parking will be provided. Movable lighting and partition systems will make the gallery space flexible for changing shows, lecture and banquet functions. The space in the Art Lofts that has been designated for Tandem Press is currently unoccupied.

## **Scope of Services**

The consultant team is being asked to provide design services for this project, using the existing 2007 Tandem Press Conceptual Design document as a point of departure. It is expected that the information in the Conceptual Design document will be the basis for the design, with the consultant team providing verification and revisions as necessary.

In addition to services and deliverables noted in the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants*, provide the following:

- Develop a Design Concept Report with:
  - Project Program Statement, including verification or updating of the 2007 Tandem Press Conceptual Design document.
  - Final space tabulations based on verification with campus.
  - Room data sheets.
  - Building code, historical, and zoning requirements.
  - Site design alternatives and recommended concept design.
  - Building design alternatives and recommended concept design.
  - Site utilities concept design.
  - Site, architectural, structural, MEP, telecommunications, and AV systems descriptions.
  - Energy model.
  - Life Cycle Cost Analysis.
  - Preliminary special, fixed, and movable equipment list.
  - Sustainable Facilities Check List and description of sustainable objectives and strategies.
  - Preliminary analysis of the potential for LEED certification for the renovated space and/or the new space and courtyard.
  - Budget including budget options.
  - Schedule including budget schedule options and recommendations.
  - Phasing options and recommendations.
- At Preliminary and Final review, provide:
  - Five (5) document review meetings on campus.
  - Six (6) complete review sets of documents.
- General layouts and furniture selection recommendations.
- Systems furniture layouts for procurement by campus.
- Furniture specifications for procurement by campus.
- Furniture installation oversight.
- Signage design.
- Documentation, additional energy modeling, and submittal for LEED certification (see Project Requirements section for further details).
- Documentation and attend meetings for the following agency approvals: City of Madison Plan Commission (1 meeting), Joint Southeast Campus Area Subcommittee (1 meeting), and Campus Design Review Board (3 meetings).
- At the end of construction, campus requires three (3) electronic and three (3) hard-copies of record drawings/specifications in AutoCAD/MS/BIM Word/PDF format, including the work of all sub-consultants, furnishings, signage, etc. Any renderings or models generated by the A/E will also be turned over to the campus.

The above-mentioned Design Concept Report deliverable shall be as follows:

- Six (6) bound color copies, letter size. (Diagrams may be 11" x 17", folded to fit in the bound report.)
- Electronic copies, in PDF format, either downloadable or six (6) CD copies. All diagrams shall be capable of full graphic clarity in either color or black and white.

In addition, for Board of Regents, provide one mounted color image of the building exterior, approximately 30" x 36", mounted on a foamcore board. The image need not be an image created specifically for this purpose but may be an image that is produced as part of the Design Report content. Also provide an electronic PDF of the image.

The following services will not be included in the scope of services:

- Hazardous materials survey and testing will be contracted separately.
- EIA will be contracted separately.
- DFD Level 2 Commissioning will be contracted separately.

### **Consultant Qualifications**

The A/E team should have experience in the design of a higher education arts facilities project similar in scope and size to this project.

Well-qualified teams will have either the Prime consultant or a subconsultant with the following specific design experience:

- Print making laboratories, studio, and gallery spaces.
- Comprehensive renovation and/or remodeling of buildings similar in vintage to Art Lofts.
- Sustainable design experience.

### **Letter-of-Interest Submittal Requirements**

The letter-of-interest submitted by the consultant team should include the following information:

- A listing of all firms who will be sub-consultants to the prime consultant, and services that each sub-consultant will be providing. At a minimum identification of consultants for the following areas of expertise will be required:
  - MEP
  - Site/Civil
  - Landscape
- A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and brief description of similar, substantially completed, project experience for each key staffer.
- A listing of similar building projects that included higher education arts facilities.

## **Project Budget**

<b>TOTAL PROJECT BUDGET</b>	<b>\$4,616,000</b>
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## **Project Schedule Summary**

A/E team Selection	February 2013
Begin work	March 2013
Program verification submittal	April 2013
Concept Design Report submittal	May 2013
Preliminary Design Review submittal	June 2013
BOR/SBC Authority to Construct	August 2013
Final Design Review submittal	September 2013
Bid Document Submittal	November 2013
Receive Bids	February 2014
Begin Construction	April 2014
Substantial Completion	April 2015
Occupancy	June 2015

## **Project Requirements**

Refer to 2007 Tandem Press Conceptual Design document for specific project requirements.

### Sustainability

In addition to meeting the DFD *Sustainable Facilities Standards*, this project will seek LEED™ silver certification.

### WEPA Requirements

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 solicitation of bids.

## **Special Requirements**

### **Accessibility/Universal Design**

The goal of the UW Madison campus is to achieve Universal Design of all facilities, thus this facility should not only meet but exceed the requirements of ADA where possible.

### **Building Site**

The warehouse at 630 West Mifflin Street is located between the Kohl Center and an apartment complex, in an area with a high level of pedestrian and bicycle traffic (see attached map). As the existing building and site will continue to be occupied and used by the campus during construction, appropriate phasing of the work will be important to minimize disruption.

The building site is zoned “UMX-Urban Mixed Used” by the City of Madison. College and University Buildings are considered a conditional use within this district and therefore the project will require review and approval by the City of Madison Plan Commission. The consultant team will work directly with staff in campus Facilities Planning & Management who will facilitate meetings with city staff and the Plan Commission for review and approval of this project. The consultant team will provide all necessary documentation (drawings, renderings, floor plans, etc.) to facilitate this process and be available to present the project at the Plan Commission public meeting.

## **Agency Contacts**

UW-Madison: Ann Hayes                      608-265-9671    ahayes@fpm.wisc.edu  
UW-System: Christopher Gluesing    608-890-2981    cgluesing@uwsa.edu

## **Additional Documents**

Campus Master Plan:  
<http://www.uc.wisc.edu/masterplan/>

2007 Tandem Press Conceptual Design:  
<http://www2.fpm.wisc.edu/capbudg/CampusDevelopment/TandemPressHGA.pdf>

UW Madison Technical Guidelines:  
<https://fpm-www3.fpm.wisc.edu/cpd/ConstructionDesignGuidelines/TechnicalGuidelines/tabid/80/Default.aspx>

## **Attachments**

- Attachment A – Site Map

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