



UNIVERSITY OF WISCONSIN
PLATTEVILLE

**REQUEST FOR ARCHITECTURAL &
ENGINEERING SERVICES**

***THREE ACADEMIC BUILDINGS’
FEASIBILITY STUDIES***

January 2013

Project No. 12L1K

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Project Background and Purpose

The purpose of this study is to complete planning that will validate need, scale, siting, conceptual design, costs and schedules for three near-term academic buildings on the University of Wisconsin-Platteville campus. These resulting components of the study will be called “Feasibility Studies”. The proposed projects for which feasibility studies will be prepared, as identified in the University’s Comprehensive Campus Master Plan (CCMP; 2011) are:

- New Academic Office and Classroom Building (approximately 120,000 GSF) to support the College of Liberal Arts and Education.
- Engineering Hall Additions (two additions totaling approximately 170,000 GSF) to support the College of Engineering, Mathematics and Science.
- Ottensman Hall complete renovation and repurposing (1966 construction, 168,829 GSF) to support the programmatic needs of the University, including academics and student support services.

This study shall also evaluate and determine a location for the University’s Data Center, based on the feasibility studies for the three projects identified above, and the Data Center Study completed in 2012 (DFD #11E2F).

The CCMP (DFD #10F1F) completed in December 2011 was informed by the Campus Space Utilization Study (DFD #08J2K) completed in 2010. The CCMP identified the need for a 120,000 GSF academic office building (Building A-1 on the CCMP), and two Engineering Hall additions totaling 170,000 GSF to be constructed as part of Phase 1 Master Plan Implementation (2011-2017). Phase 2 Implementation (2018-2024) identifies renovation and reprogramming of Ottensman Hall 168,829 GSF. See the ‘Additional Documents’ section at the end of this request for the Space Utilization Study, the CCMP, Data Center Study, the Origin-Destination matrix and other supporting documentation.

The University of Wisconsin – Platteville is the fastest growing campus in the University of Wisconsin System. UW-Platteville’s on-campus student headcount enrollment has increased 48% from 1999 to 2011. Fall 2011 total enrollment was 7,504 and the campus is committed to incrementally increasing this number to 10,000 FTE by Fall 2025. UW-Platteville’s enrollment is growing based on the Tri-State Initiative, Education Attainment Strategies under the UW System Growth Agenda, and Programs of Distinction.

UW-Platteville’s Strategic Planning goals are:

- Growth in majors occurs across all colleges (from Fall 2010 to Fall 2025)
 - College of Engineering Mathematics and Science (EMS), from 2,489 to 3,489
 - College of Business, Industry, Life Sciences and Agriculture (BILSA), from 2,470 to 3,462
 - College of Liberal and Education (LAE), from 2,183 to 3,060
- Growth in continuing education / distance learning: increase from 2,500 to 4,250 off-campus
- Increased on-campus student housing to serve 50% resident student population
- Growth in student diversity:
 - Female student enrollment – 45% target
 - International students – 15% target

Campus Academic Priorities are:

- Increasing retention and graduation rates for all students and eliminating the achievement gap
- Increasing student engagement
- Becoming more diverse as an institution
- Providing hands-on education
- Expanding undergraduate research
- Strengthening academic planning
- Connecting faculty with external partners – industry, government and non-profits

Project Description

This project will complete feasibility studies for three future projects:

- New Building (A-1) approximately 120,000 GSF, three or four floor academic office and classroom building
- Engineering Hall (2009 - 108,500 GSF) - two additions totaling approximately 170,000 GSF
- Ottensman Hall – (1966 -168,829 GSF) - renovation of entire building

The Comprehensive Campus Master Plan (CCMP) and the Space Utilization Study should be used as the starting point for these planning efforts. The CCMP has determined the new construction and renovation of space is needed, and identifies programs to be located within the new space.

A. The first set of priorities of this study will be:

- 1) Review the campus's classroom and computer lab inventory; identify any excess classrooms and computer labs; identify which of these spaces do not lend themselves to repurposing; recommend repurposing any excess classrooms and computer labs to help solve space shortages.
- 2) Review office space shortages, including qualitative and quantitative issues and office space standards; evaluate alternative reallocation patterns to help resolve these shortages and improve campus operation (e.g. allocation by position type, by research and student engagement needs, by learning community, etc.; recommend modifications to office space standards and an aggressive implementation strategy to alleviate current and projected office shortages and issues.
- 3) Review space needs of the growing UW-Platteville Distance Learning Center; and make recommendations to resolve these space needs.
- 4) Review space assessment and master planning work and verify the quantitative space need projections for the proposed new Academic Office and Classroom Building, Additions for Engineering Hall, and Ottensman Hall Renovation; identify and evaluate alternative solutions or master plan refinements for programming, conceptual siting and design, costing, sequencing and phasing for the set of near-term projects; and recommend a preferred scenario for the set of projects that can realistically be pursued by campus.

B. This second set of priorities to be addressed by this study include:

- 1) Review existing campus space allocations for the University including, but not limited to the Colleges of LAE, EMS, BILSA, the School of Graduate Studies, Student Affairs, and Administrative Services. This project will make recommendations for programmatic relocations based on existing space, proposed future space needs and construction, and desired adjacencies. **Error! Hyperlink reference not valid.** This project shall evaluate and determine a location for the University's Data Center. The project will also develop a rendering of the proposed new building, the two additions to Engineering Hall, and the renovated Ottensman Hall.

The departments and programs to be housed in the academic office and classroom building are referenced in *CCMP 2011 Supplemental Information, Section 8 Pg. SI-198*. An overview of space needs is referenced in Section 8, Pgs. 8.114 through 8.118. *Ottensman Hall Facility Evaluation for Renovation and Reuse is located within the CCMP Section 6 Supplemental Information.*

Scope of Services

The consultant team is being asked to provide planning services comprised of three feasibility studies for this project. The document that the consultant produces will be used by the university to document the project scope (program, concept, budget and schedule) and to seek funding for future projects. After funding is obtained, the document will be used as a basis to design the project and implement construction.

The planning information may also be used to coordinate other projects that could be affected by this project, or to request and implement other projects that may be necessary to support this project.

- Confirm fit within 2011 Campus Comprehensive Master Plan, noting potential modifications that may be necessary.
- Develop a program statement in accordance with the *DFD Guide to Preparation of the Program Statement* and the *DFD Guide for Developing Program Statements*, including but not limited to space tabulations, space use relationship or adjacency diagrams.
- Prepare a site analysis of the proposed building sites as identified in the CCMP document, and develop conceptual site plans. Evaluate access, possible connection to and functional adjacency from proposed new academic office and classroom building to existing Karrmann Library. Include all parking, vehicular access and pedestrian access necessary to serve the proposed new buildings and renovation. The proposed new A-1 building site has a slope grade, and the campus wishes to have the AE team explore the feasibility of underground parking based on the grade of the site and potential cost implications.
- Develop renderings of the proposed buildings to be used by the university in fund-raising efforts.
- Working with information provided by the institution and/or local utilities, conduct an analysis of utilities necessary to serve this project. The analysis should include line and system capacity of existing utilities, location of existing utilities, and extensions to and upgrades of existing utilities necessary to serve this project. Provide a recommendation of utility routing to serve these projects.
- Working with information in this document, the design committee, and the core team, identify and document any special design issues that will impact the design, budget, schedule, or approval of this project, and provide recommendations that address these issues.
- Provide a functional analysis of building program components, develop alternative concept designs, and select a design option that best meets the needs of this project. The concept design should include example floor plans of functional components and massing diagrams.
- Assess options for first floor of the academic office and classroom building to support mixed use such as retail or coffee shop/food service to activate the corner of Pine and Hickory.
- Develop a project schedule that is based on the design and program information, and information provided by the user group and DFD.
- Develop a project budget estimate that includes construction costs and related project costs as determined by the Core Team and DFD. Provide benchmark data and/or other data that supports the recommended budget estimate. Provide the summary estimate in a UW Project Budget Worksheet (PBW) electronic spreadsheet format.

- Using DFD sustainability standards, work with users to develop a list of sustainable design practices that are appropriate for further analysis and development during design and implementation of this project.
- Site surveys and geotechnical soils testing shall be included as a reimbursable expense.

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

- EIA or EIS
- Hazardous materials survey and testing will be contracted separately

The following deliverables will be required for this project:

- Six (6) bound color copies 8-1/2" x 11" of each of the Feasibility Studies. Diagrams may either be 8-1/2" x 11", or 11" x 17", folded to fit within the bound report.
- Three (3) CD's of the electronic version of each Feasibility Study. The electronic version should be capable of being printed either in color, or in black and white, with full graphic clarity in either format.
- Building renderings should be delivered in .pdf format.

In addition provide the following:

- Facilities Condition Assessment for Ottensman Hall only

Consultant Qualifications

Have, for a four-year college or university, completed the programming and design of either an academic building of a scope and size similar to the one in this project and/or an engineering building of a scope and size similar to the one in this project.

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

- Academic and Student Services space planning
- MEP
- Site Planning

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:
 - architectural design
 - facilities programming
 - MEP design
 - site planning and landscape design
 - civil engineering design
 - traffic planning
 - sustainable design
 - cost estimating
- A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and a brief description of similar, substantially completed, project experience for each key staffer.

- A listing of similar building projects.

Contacts

UW - Platteville	Doug Stephens	(608) 342-1147	stephens@uwplatt.edu
UW - System Admin.	Maura Donnelly	(608) 263-5742	mdonnelly@uwsa.edu

Preliminary Budget

Proposed Budget Project: A-1 Academic Office and Classroom Building

Budget Item	Cost
Construction (including demolition)	\$23,146,000
Project Development, Contingency & Equipment Costs	\$7,594,000
Estimated Total Project Cost	\$30,740,000

Proposed Budget: Engineering Hall Additions

Budget Item	Cost
Construction (including demolition)	\$46,136,000
Project Development, Contingency & Equipment Costs	\$11,812,000
Estimated Total Project Cost	\$57,948,000

Proposed Budget: Ottensman Hall Renovation

Budget Item	Cost
Construction (including demolition)	\$32,608,000
Project Development, Contingency & Equipment Costs	\$10,445,000
Estimated Total Project Cost	\$43,053,000

Planning Schedule

Consultant Selection	February 2013
Draft Feasibility Studies submittal	August 2013
Final Feasibility Studies complete	October 2013

Project Requirements

Site Requirements

- Proposed sites for A-1 and additions to the Engineering Building are identified in the CCMP 2011.
- Main campus property is zoned I-1, Institutional. Known site limitations are listed in the City of Platteville Ordinances, Chapter 22, and Zoning Ordinances.
- Environmental Impact/ WEPA:
In accordance with the Wisconsin Environmental Policy Act (WEPA), these future projects will require various types of Environmental Impact Assessment (EIA) after they are enumerated and advanced for design.

Utility Analysis

A site utility analysis was developed as part of the CCMP 2011. See *CCMP 2011 Supplemental Information, Section 8, Appendix Pgs. SI 270-299*. This project will verify the necessary components of this existing utility site analysis, and make necessary recommendations.

The new building project (A-1) and Ottensman Hall will be/are connected to the campus' steam system, upper campus central chilled water system, high voltage electrical power system, and campus IP, voice and CATV networks. Depending on analysis, geothermal may be used as an offset to campus steam and chilled water. Engineering Hall has a stand-alone chiller.

Examples of information to be provided to the selected A/E team by UW-Platteville include:

- Description of utilities available and whether these are campus or outside utility sources
- Known utility capacity, condition, or location issues
- Known storm water management requirements or other issues
- Known related projects and facilities that will affect or be affected by this project
- Known utility line age and conditions

The A/E team should be prepared to recommend other information or investigative work that would be required for the team to complete the requested services.

Special Requirements

- There are no known hazardous materials (Hazmat) issues regarding the proposed construction site
- There are no known historical requirements or other required approvals
- Campus Overview Design Guidelines are identified in *CCMP 2011 Supplemental Information Section 7, Pgs. SI 47 – SI 97*

Sustainability Requirements

All consultants at a minimum will be required to comply with the DSF Sustainability Standards. The campus may desire to seek LEED Silver Certification for New Construction, Major Renovation, and Building Operation and Maintenance for these proposed facilities.

Additional Documents

Comprehensive Campus Master Plan (CCMP), http://www.uwplatt.edu/master_planning/2011_master_plan.html	#10F1F	2011
Space Utilization Study http://www.uwplatt.edu/master_planning/ .	#08J2K	2010
Data Center Study http://www.uwplatt.edu/master_planning/ .	#11E2F	2012

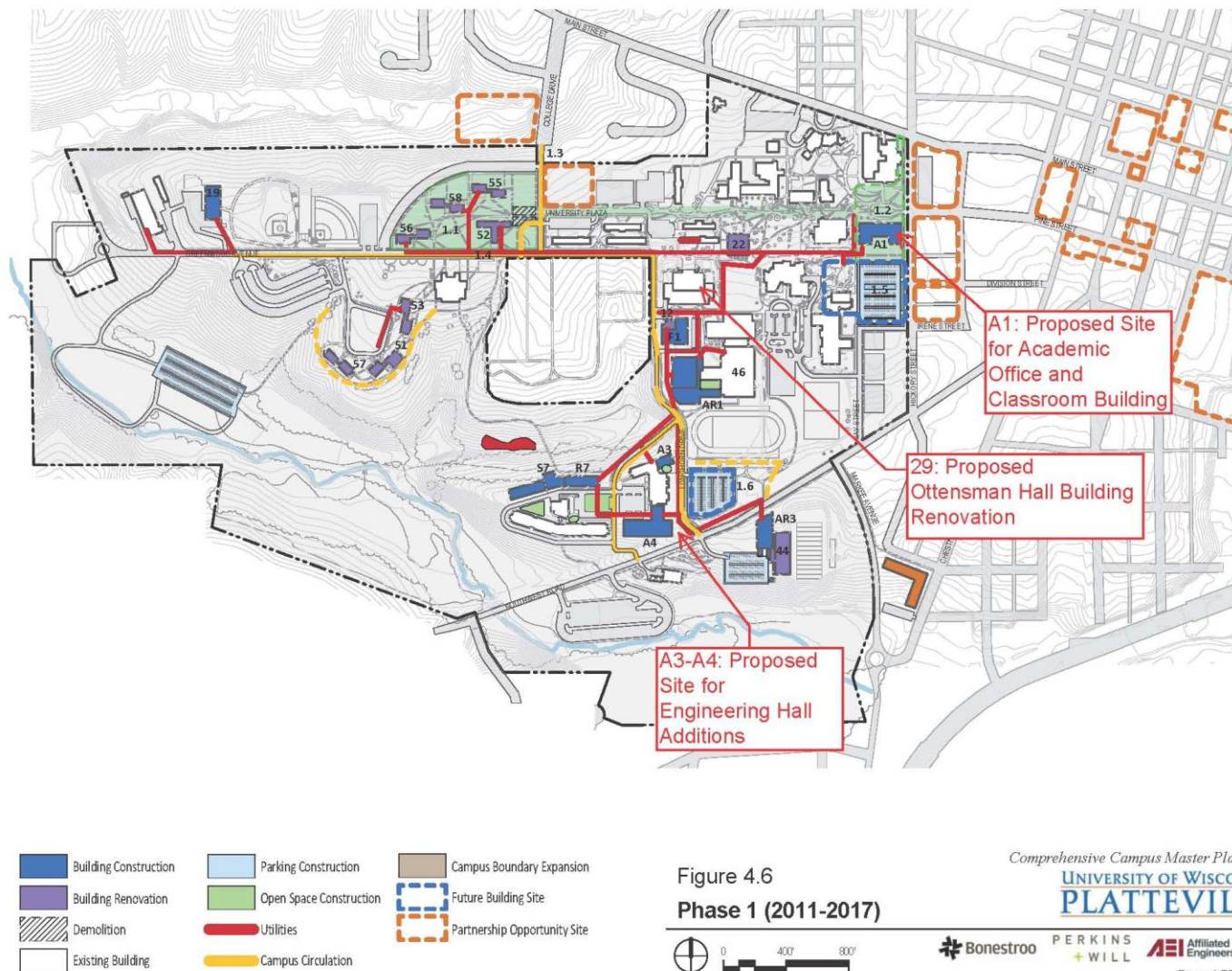


Figure 4.6—Phase 1 (2011-2017)

Comprehensive Campus Master Plan 2011

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University Services

Brigham Hall 11
Central Heating Plant 12
Children's Center 13
Glenview Commons 14
Giese Facility 15
Management Building 16
David J. and Lou Ann Markee Pioneer Student Center 17
Royce Hall 18
Ullsvik Hall 19

Academic Buildings

Art Building 21
Boebel Hall 22
Center for the Arts 23
Doudna Hall 24
Engineering Hall 25
Gardner Hall 26
Greenhouse Complex 27
Karmann Library 28
Ottensman Hall 29
Pioneer Tower 30
Russell Hall 31
Ullrich Hall 32
Warner Hall 33

Athletics/Recreation

Kendall Murray 41
Baseball Field 42
Softball Field 43
Memorial Park 44
Ralph E. Davis Pioneer Stadium 45
Outdoor Track 46
Williams Fieldhouse 47
Pioneer Gardens 48

Residence Halls

Brockert Hall 51
Dobson Hall 52
Hugunin Hall 53
McGregor Hall 54
Melcher Hall 55
Morrow Hall 56
Pickard Hall 57
Porter Hall 58
Southwest Hall 59
Wilgus Hall 60

● Accessible

Visitor parking available in any lot **EXCEPT** residence hall lots.

Purchase a visitor permit at the Box Office in Ullsvik Hall, the Information Center in the Pioneer Student Center, or Campus Police in Brigham Hall. Visitor permits not valid in metered stalls.



1.877.897.5288
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