

**STATE OF WISCONSIN
DEPARTMENT OF VETERANS AFFAIRS**



**PROJECT DESCRIPTION AND
REQUEST FOR ARCHITECTURAL/ENGINEERING SERVICES**

**UG Multi-Purpose Maintenance/Storage Building
Wisconsin Veterans Homes - Union Grove**

**Union Grove, Wisconsin
Project #12L2K**

February 2013

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I. Request Statement

The Wisconsin Department of Veterans Affairs is requesting the selection of an Architect/Engineer to provide full services including design and construction administration for the maintenance building at the Wisconsin Veterans Home - Union Grove (Home).

II. Project Scope

A. Project Description

The project will construct an unheated maintenance and storage facility that will be used to provide enclosed space for transport vehicles (buses), maintenance vehicles and seasonal grounds equipment. The facility will also provide storage space for maintenance related supplies that do not require conditioned space, relieving over-crowded storage space in the resident buildings.

B. Project Location

Union Grove, Wisconsin
Wisconsin Veterans Home

C. Project Background and Existing Conditions

Currently, DVA maintains transport vehicles valued in excess of \$300,000 in an exposed surface lot on the Union Grove site. In addition, approximately \$90,000 worth of maintenance vehicles and seasonal grounds equipment used by maintenance staff at the facility are stored outside in parking areas at various locations around the facility. The replacement cost of vehicles and equipment is in excess of \$500,000. Staff at the Home does not have any indoor space in which to perform adjustments, minor repairs or connect seasonal attachments to the vehicles or equipment. Any repairs or adjustments in or under a vehicle or piece of equipment must be completed outside in sometimes hazardous weather conditions to include ice, snow, water or mud. As the facility at Union Grove has grown, storage space needs have increased. Items that could be stored in unconditioned space are taking up valuable space in the three care buildings. Development of this new space will increase the useful life of the Home's vehicles and grounds equipment, reduce the amount of time staff need to ready transport vehicles during inclement weather and increase storage space in care buildings.

III. Project Requirements and Design Considerations

The structure will be approximately 4,745 GSF constructed of metal sides and roofing, with a concrete floor, remote-controlled overhead doors, vehicle bays equipped with vehicle plugs and industrial shelving for storage. The building will include a staff bathroom and eye wash station. The paved area will include space for bus turnaround and parking for 5 vehicles. A retention pond will be constructed to accommodate the added impermeable

surface created by the building and paved area. The pond will be fitted with an 8 foot fence and gate to ensure safety of the Home's residents.

IV. Proposed Timetable

A/E Advertisement	January 2013
A/E Selection	February 2013
Design Report to Building Commission	July 2013
Bid Opening	September 2013
USDVA Grant Award	December 2013
Construction Begins	November 2013
Substantial Completion	June 2014

III. Proposed Budget

Total Project Budget **\$755,570**

The All Agency project is proposed in the 2013-2015 Biennial Capital Budget. WDVA has submitted a grant application to the USDVA State Homes Construction Grant Program to fund up to 65% of the project. The project has been deemed feasible for a grant by USDVA. When awarded, grant funds will replace PRSB.

IV. Agency Contact: Steve Krallis, 608-266-3731, steve.krallis@dva.wisconsin.gov

VI. AE Scope of Services

The AE will meet the requirements of the DFD AE Policy and Procedure Manual.