

**STATE OF WISCONSIN
DEPARTMENT OF VETERANS AFFAIRS**



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

**Enclosed Building Connectors
Wisconsin Veterans Homes - Union Grove**

**Union Grove, Wisconsin
Project #12L2L**

February 2013

TABLE OF CONTENTS

I. Request Statement.....3

II. Project Scope3

 A. Project Description

 B. Project Location

 C. Project Background and Existing Conditions

III. Project Requirements and Design Considerations4

IV. Proposed Timetable4

V. Proposed Budget4

VI. Agency Contact.....5

VII. AE Scope of Services.....5

I. Request Statement

The Wisconsin Department of Veterans Affairs is requesting the selection of an Architect/Engineer to provide full design services including construction administration for new above-ground, enclosed building connectors at the Wisconsin Veterans Home- Union Grove.

II. Project Scope

A. Project Description

This project proposes to construct a new above ground, enclosed connector from the existing Gates/Maurer Hall connector to Shemanske and Fairchild Halls. The enclosure will provide a safe and environmentally controlled walkway allowing members to travel from one activity/building to another, year round, without the need to go outside. The new connector shall be approximately 700 linear feet long and 12 feet wide. The design shall be similar to the Gates/Maurer Hall connector.

B. Project Location

Wisconsin Veterans Home
Union Grove, Wisconsin

C. Project Background and Existing Conditions

The Union Grove Wisconsin Veterans Home is a 198-bed campus serving the long term nursing care needs of frail, elderly and disabled veterans and their eligible dependents in 2 skilled nursing care buildings, an assisted living building, and Maurer Hall, an administration/activities/food service facility. The campus is built with sidewalks connecting all buildings. Many residents take part in activities in Maurer Hall and are encouraged to do so. Residents in Boland Hall, the 120-bed skilled nursing care building have easy access to Maurer Hall through an existing, enclosed and tempered connector. As part of the conversion of Gates Hall to a skilled nursing care facility an enclosed connector is being constructed Gates and Maurer Halls.

Fairchild Hall, an assisted living facility does not have an enclosed walkway to Maurer Hall. With the proposed creation of an expanded Federal VA Community Based Outpatient Clinic (CBOC) in Shemanske Hall an enclosed connector will give all residents on campus fast, efficient and safe access to the services provided by that CBOC. Connectors provide a safe, temperature controlled “walkway” for residents, staff and the transport of meals, laundry and supplies from one location to another.

III. Project Requirements and Design Considerations

The new connector will connect with the new Gates/Maurer Hall connector and at existing corridors or the main entrances of Shemanske and Fairchild Halls.

The connector will be designed and constructed:

- with heating and cooling to be comfortable in all seasons;
- lighting for use at night and when sufficient light is not available naturally;
- to blend in appropriately with the associated buildings and existing connectors;
- to include a water tight interface with the existing building walls and roof;
- to include a drainage system addressing elevations and a high water table in the area;
- with all doors handicap accessible with automatic door openers;
- with linkage into the existing fire alarm/suppression system to automatically close when an alarm is triggered;
- designed so all doors are linked to the Wander Guard system;
- with windows to give the connectors a very open feeling; and,
- with a smooth walkway surface to reduce noise and vibration of equipment;

IV. Proposed Timetable

A/E Advertisement	January 2013
A/E Selection	February 2013
Design Report to Building Commission	November 2013
Bid Opening	April 2014
USDVA Grant Award	June 2014
Construction Begins	June 2014
Substantial Completion	June 2015

V. Proposed Budget

Total Project Budget **\$3,674,000**

Enumeration of the project is proposed for the 2013-2015 Biennium Capital Budget. WDVA has made application to the USDVA State Home Construction Grant Program to fund up to 65% of the eligible project costs. When awarded federal grant funds will replace the PRSB.

VI. Agency Contact: Kay Lund 608-266-0574, kay.lund@dva.wisconsin.gov

VII. AE Scope of Services

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