

# All Agency Project Request

2011 - 2013 Biennium

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<b><u>Agency</u></b>	<b><u>Institution</u></b>	<b><u>Building No.</u></b>	<b><u>Building Name</u></b>
University of Wisconsin	Madison	285-0A-0574	KRONSHAGE-SHOWERMAN-HOLT-CONOVER

<b><u>Project No.</u></b>	13A1P	<b><u>Project Title</u></b>	Kronshage Hall Maint & Repr
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## **Project Intent**

This project renovates Kronshage Hall Refectory, Showerman House, and Conover House to address customer satisfaction, energy efficiency, and occupant safety.

## **Project Description**

**ARCHITECTURAL REMODELING:** Project work includes abating and replacing resident room flooring, replacing corridor and den carpeting, and replacing doors and door hardware in Conover House and Showerman House. All walls, door frames, stairs, and resident rooms built-in furniture units will be refinished. New finished ceilings will be installed in all resident level corridors located in Conover House and Showerman House. The Kronshage Refectory main level will be renovated into a new office suite.

Evaluate first floor egress routes and recommend options to improve and upgrade security. Evaluate lower level and develop design alternatives for possible upgrades, finishes, and future use. Lower level renovation will be dependent on design alternatives identified and available funding.

**MECHANICAL UPGRADES:** Project work includes replacing the steam heating system with a new hot water heating system, including additional and improved and individual resident room temperature controls. Install new central air condition into the Kronshage Refectory, Conover House den, and Showerman house den. Install new cooling coils in the Conover House and showerman House makeup air units.

**ELECTRICAL & LIGHTING UPGRADES:** Project work includes replacing the fire alarm system in Kronshage Refectory and resident room lighting fixtures with new three level fixtures. Increase the lighting in the Rose Taylor Room and provide new multiple level lighting controls.

**FIRE SUPPRESSION SYSTEM RETROFIT:** Project work includes installing a wet pipe, automatic fire sprinkler system throughout the complex. Fire sprinkler heads will be located to provide total facility coverage per NFPA 13 Fire Sprinkler Code requirements. Floors will be core drilled to accommodate piping, a new fire pump will be installed if required, and the domestic water service replaced and increased in size, if necessary.

## **Project Justification**

It is anticipated that by resolving various customer satisfaction, energy efficiency, and safety/security concerns, the recent decline in customer requests to live in Kronshage Hall will be reversed. The Kronshage Refectory houses the Residence Life Office program and support spaces, but has poor visibility and presence within the facility. This project will remodel these areas to resolve those issues.

The resident rooms and common area environments are in disrepair, unattractive, and uncomfortable. The resilient flooring contains asbestos and has significantly deteriorated. The built-in furniture has never been refinished and is considerably worn. The lighting levels and controls are inadequate. The doors and door hardware are also worn and beyond their useful lives. Corridors are cluttered with conduit, raceway, and piping retrofits. Stair treads are broken and risers are rusted. All ceiling, flooring, and wall finishes are dingy and worn.

The steam heat system is original to the building, requires extensive operational maintenance, and has limited resident room temperature control. Residents frequently use operable windows to help regulate the heat. Replacing the heating system should improve energy efficiency and improve customer satisfaction. Providing additional space that is air conditioned is continually requested by residents. Expanding the air conditioned space through this project will meet customer demand and improve humidity control throughout the complex.

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The fire alarm system in the Kronshage Refectory is the oldest of all fire alarms systems at University Housing and these buildings do not have fire suppression systems. This project will address those issues providing for a safer environment for our residents.

### A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of institutional and residential infrastructure renovations (architectural/interior design, mechanical, electrical/telcomm, plumbing/fire protection) 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.

### Commissioning

- Level 1  
 Level 2

### Project Budget

Construction Cost:	\$1,572,200
Haz Mats:	\$96,800
Construction Total:	\$1,669,000
Contingency: 15%	\$250,700
A/E Design Fees: 8%	\$133,500
DFD Mgmt Fees: 4%	\$76,800
Equipment/Other:	\$20,000
	\$2,150,000

### Funding Source

GFSB - <input type="checkbox"/>	\$0
PRSB - <input type="checkbox"/>	\$0
Agency/Institution Cash [AGF0]	\$2,150,000
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$2,150,000

### Project Schedule

SBC Approval: 02/2013  
A/E Selection: 03/2013  
Bid Opening: 02/2014  
Construction Start: 05/2014  
Substantial Completion: 08/2014  
Project Close Out: 12/2014

### Project Contact

Contact Name: Mike Kinderman  
Email: <mike.kinderman@housing.wisc.edu>  
Telephone No.: (608) 262-5008 x

### Project Scope Consideration Checklist

- |   |  |
|---|--|
|   | <b><u>Y</u></b> <b><u>N</u></b>                              |
| 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 university housing 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 checked="" type="checkbox"/> <input type="checkbox"/> |

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Required hazardous materials abatement (floor tile, mechanical pipe insulation) has been included in the estimated project schedule and project budget. 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?

All project work will be coordinated through campus university housing staff to minimize disruptions to daily operations and activities.

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.

Kronshage is in the Wisconsin Historic Preservation Database and will require the review of Campus Planning & Landscape Architecture staff and possibly State Historical Society review.

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 construction must start upon closing of the residence halls 2014 and be complete to open the halls in August 2014. We believe this work can be completed within this three month timeframe with detailed planning and coordination.

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?

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).

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.