

# 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-0558	SLICHTER HALL

<b><u>Project No.</u></b>	13A1S	<b><u>Project Title</u></b>	Slichter Hall Ground Floor Rmdl
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## **Project Intent**

This project remodels the ground floor, entryway, lobby, offices, and restrooms (~4,500 SF) for the University Housing Division administrative office suite to improve accessibility and functionality.

## **Project Description**

Project work includes creating a new entryway, lobby, and reception area from the courtyard to provide access to the administrative office suite. The men's and women's restrooms will be renovated to provide full accessibility and select office areas will be renovated to improve accessibility. Partition walls, doorways, and building services (mechanical/ventilation, electrical/lighting/telecommunications, plumbing, and controls) will be reconfigured and relocated as necessary to accomplish the renovation. All room finishes for project areas will be repaired or replaced.

## **Project Justification**

The University Housing Division administrative offices are the primary location for residence services. The Assignment, Cashiers, Conference, Human Resource, Marketing, Business Services and Director Offices are all co-located in this building for efficiency and convenience. This administrative office suite fosters the residents' first impressions. In their current condition, first impressions have generally been negative and detract from the quality of facilities and services available and provided. In the near future, all residence hall tours will originate from this location.

Modifications have been limited to refinishing in the office suite and entryway since the original 1947 construction. Restrooms are not accessible and require upgrades and expansion. The exterior entry has poor visibility due to its location and the courtyard landscaping configuration and overgrown condition.

## **A/E Consultant Requirements**

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of institutional construction and infrastructure (architectural, mechanical, electrical, plumbing) renovations, office/reception suites, landscaped patios, and building entries 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

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<u>Project Budget</u>	<u>Funding Source</u>	<u>Total</u>
Construction Cost: \$389,000	GFSB - <input type="checkbox"/>	\$0
Haz Mats: \$20,000	PRSB - <input type="checkbox"/>	\$0
Construction Total: \$409,000	Agency/Institution Cash [AGF0]	\$522,000
Contingency: 15% \$61,500	Gifts	\$0
A/E Design Fees: 8% \$32,700	Grants	\$0
DFD Mgmt Fees: 4% \$18,800	Building Trust Funds [BTF]	\$0
Equipment/Other: \$0	Other Funding Source	\$0
<b>\$522,000</b>		<b>\$522,000</b>

## 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

- |  | <u>Y</u>                            | <u>N</u>                            |
|--|-------------------------------------|-------------------------------------|
| 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.<br><br><i>All project work will be coordinated through campus university housing staff to minimize disruptions to daily operations and activities.</i>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 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?<br><br><i>Required hazardous materials abatement (floor tile, mastic, 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 &amp; Lead Management System (WALMS) &lt;http://walms.doa.state.wi.us/&gt;.</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?<br><br><i>All project work will be coordinated through campus university housing staff to minimize disruptions to daily operations and activities.</i>   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| 5. Will the project impact the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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.  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

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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.    
Slichter Hall 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.
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.
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.