

All Agency Project Request

2011 - 2013 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Stevens Point	285-0K-9999	New Building

<u>Project No.</u>	13B2F	<u>Project Title</u>	CWE Cabin & Shower Facilities
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Project Intent

This project provides pre-design and design services to construct a new sleeping cabin and a restroom/shower facility to accommodate increased demand by summer camps, school groups, and weekend rental groups at the southwest end of the Central Wisconsin Environmental Station (CWES) site.

Project Description

The new sleeping cabin will be ~730 GSF and accommodate 6 bunk beds, 6 dressers, and a table with 6 chairs. The cabin will not contain kitchen or restroom facilities, and heating will be provided by electric baseboard units with programmable thermostats for control. The cabin will have half-log siding, laminated asphalt roof shingles, and 1-inch x 6-inch wood interior paneling. This cabin may also be used as a classroom during the school year.

The new restroom/shower facility will be ~1,400 GSF and be sized to accommodate two future sleeping cabins. This facility will accommodate 4 showers and 3 toilets/urinals for each sex; a break room, staff toilet, laundry room, and a custodial room. The restroom/shower facility will be heated by a propane furnace and will be ducted throughout the facility, and a heat recovery system will be installed on the exhaust and makeup air systems. The mechanical system will include programmable thermostats for control. Project work includes improving a well, installing a new septic system, extending site electrical utilities, and sitework improvements for accessibility. The well and septic system will be sized to accommodate three sleeping cabins.

Project Justification

CWES primarily hosts K-12 groups and is currently operating at capacity during the summer. The project site currently has nine sleeping cabins, a restroom/shower facility, a cafeteria/administrative building (Sunset Lodge), and two classroom/meeting buildings. Additional lodging accommodations are needed for overnight school groups and weekend retreats for youths and adults. In 2012, CWES secured a significant three-year grant from the Margaret A. Cargill Foundation to offer camp-themed after-school programming for up to 200 central Wisconsin youths per year. These classroom activities will occur between September and May. The grant also provides partial scholarship opportunities for these same children to attend a week of summer camp at CWES the following summer. Because of this increased usage more cabin, training, and bathroom/shower facilities are needed. A new septic system is required because the current system is at capacity based on current codes.

A/E Consultant Requirements

Consultants should have specific design expertise and experience with institutional and residential construction and infrastructure (architectural, mechanical, electrical, plumbing) renovations within institutional and rural settings as part of a design team. Work includes topographic site surveys, septic field soil tests, 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.

The consultant will verify project scope and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

A/E Selection Required?

Commissioning

- Level 1
 Level 2

All Agency Project Request

2011 - 2013 Biennium

<u>Project Budget</u>	<u>Funding Source</u>	<u>Total</u>
Construction Cost: \$509,300	GFSB - <input type="checkbox"/>	\$0
Haz Mats: \$0	PRSB - <input type="checkbox"/>	\$0
Construction Total: \$509,300	Agency/Institution Cash [AGF0]	\$238,500
Contingency: 13% \$65,500	Gifts	\$400,000
A/E Design Fees: 8% \$40,700	Grants	\$0
DFD Mgmt Fees: 4% \$23,000	Building Trust Funds [BTF]	\$0
Equipment/Other: \$0	Other Funding Source	\$0
\$638,500		\$638,500

Project Schedule

SBC Approval: 10/2013
 A/E Selection: 05/2013
 Bid Opening: 02/2014
 Construction Start: 05/2014
 Substantial Completion: 09/2014
 Project Close Out: 12/2014

Project Contact

Contact Name: Carl A. Rasmussen
 Email: <crassmuss@uwstp.edu>
 Telephone No.: (715) 346-2781 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. | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the project an extension of another authorized project? If so, provide the project #... | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? | <input 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 type="checkbox"/> |
| Project work includes installation of a new well and septic system. Electrical service capacity is adequate. | | |
| 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 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. The CWES campus has previously been surveyed for archaeological artifacts and the proposed area was located at significant distance from any identified site. The building footprint is approx. 2,130 SF, and no wetlands or significant plant and tree species are involved or disturbed.
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.
9. Are there any other issues affecting the cost or status of this project?
Soil test for septic system is included in project scope. The existing south well has been tested to verify that adequate flow is available to accommodate maximum water usage.
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution.
Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.
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?
Custodial services will be increased, but it is expected that these costs will be offset from the increased program revenue generated.
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).
A variance needs to be obtained to allow the cabin to be built without a sprinkler system, but with an enhanced fire alarm system. This has been discussed with code officials under the DFD Project 12G2Z.03 process and they support the project approach. Code officials have also reviewed and supported the increased usage of the Sunset Lodge dining facility resulting from adding up to three Sleeping Cabins.
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.