



THE UNIVERSITY  
*of*  
**WISCONSIN**  
MADISON

REQUEST FOR

**ARCHITECTURAL & ENGINEERING  
FEASIBILITY STUDY SERVICES**

## **School of Veterinary Medicine Expansion**

November 2013  
Project No. 13I1S

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DFED Review

## **Background and Purpose**

Opened in fall of 1983, the UW School of Veterinary Medicine (SVM) has earned a reputation as one of the leading schools of veterinary medicine in America. Located in several facilities on and near the University of Wisconsin-Madison campus, the school houses a modern veterinary medical teaching hospital, UW Veterinary Care; high-tech equipment; and high-quality lab and classroom space for teaching and research. The curriculum provides a broad education in veterinary medicine with learning experiences in food animal medicine and other specialty areas.

Faculty in the school's four academic departments train 87 students each year in a four-year program leading to the Doctor of Veterinary Medicine (DVM) degree. In addition, the school provides exceptional graduate research training in core areas of animal and human health through its Comparative Biomedical Sciences Graduate Degree Program. Students may also choose from a variety of dual degree options.

The School of Veterinary Medicine and its first floor small and large animal hospital were constructed in 1983. The 144,330 ASF/248,850 main building is located at 2015 Linden Drive on the west side of campus. The School also occupies the 27,300 ASF/43,500 GSF SVM-Animal Health and Biomedical Sciences Building is located at 1656 Linden Drive and has a large animal instructional facility located on Mineral Point Road. More SVM faculty research programs are also scattered around campus in a variety of buildings.

The current Small Animal Hospital was designed for approximately 12,000 cases annually, but now handles approximately 20,000 cases/year. Case load is projected to increase to meet the needs of clinical research programs, teaching program, and public demand for services, but further increases are not possible in the current facility. In addition, the practice of veterinary medicine has evolved remarkably since the original facility was designed. New diagnostic, treatment, and teaching methods must be implemented, but cannot be contained in the current hospital.

Most SVM research programs are located in the main SVM Building, completed in the early 1980's, and in the SVM-AHABS Building, built in 1962. Lack of research space has led to dispersion of faculty among multiple locations, making the provision of common administrative and equipment support inefficient and costly. This dispersion prevents co-location of potential research teams, limits mentoring of faculty, and hinders the development of interdepartmental translational research programs. These buildings support a markedly increased level of extramurally funded research activity. From 1991 to 2011, total federal research awards to SVM faculty increased from \$2.6 million to \$13.9 million. Consequently, research programs have outgrown existing space, and faculty are constrained by space, rather than by the ability to secure additional funding. New research space is essential for faculty retention and recruitment, to decompress and co-locate research programs, to allow existing programs to grow, and to foster new initiatives.

## **Project Scope and Description**

This project will study and determine the appropriate facility growth required to solve the School of Veterinary Medicine's current and projected space needs. It will focus on expanding the existing main facility northward across Linden Drive into Lot 62 with a separate new building that still provides program connectivity. Based on some very preliminary space projections and fund raising possibilities, a total project budget in the neighborhood of \$50,000,000 is anticipated for the final project build-out.

This project proposes to construct an approximately 100,000 GSF building for a new Veterinary Medical Teaching Hospital (VMTH) and provide additional space for clinical and basic research. Programmatic connections between the existing main facility and the proposed new facility will need to be studied, particularly for the small animal hospital, as will reuse of existing hospital spaces that move to the new facility. Final determination of the optimal way to achieve the School's programmatic goals and long-term space needs will be part of the process.

Lot 62 is currently a surface lot with capacity for approximately 425 cars. Parking in this area needs to remain near that capacity; this project will include structured parking to replace the stalls lost to the SVM expansion.

### **Scope of Services**

The consultant team is being asked to provide feasibility planning services for this project. In general the consultant team is expected to prepare a report that will be used to guide the expansion of the School of Veterinary Medicine. The consultant should be prepared to engage in an interactive information gathering and plan development process with a variety of stakeholders that include:

- Faculty
- Hospital Staff
- Administrative Staff
- UW System Administration
- Division of Facilities Development

UW-Madison will develop an organizational structure to guide and interact with the consultant team during the planning process. At a minimum it is anticipated that there will be a core team to provide direction and facilitate planning, and focus groups to provide information and feedback.

Potential audiences and uses for the feasibility study include:

- Institutional leadership
  - Guiding campus planning decisions
  - Improving the physical campus environment
- Institutional community and prospective students, faculty and staff
  - Ensuring stakeholders of a coherent, comprehensive physical plan to grow the SVM facilities.
  - Sharing of future development guidance
- Board of Regents and UW System Administration
  - Understanding the context of this proposed project
- State Building Commission and Division of State Facilities
  - Evaluating this proposed project
- Alumni and Potential donors
  - Developing and promoting partnerships with alumni and local, state, national and international supporters of the SVM.

Planning will need to include the programmatic connections to and reuse of the existing Veterinary Medicine Building. The consulting team will develop preliminary space tabulation, project budget, and schedule for submittal as part of the campus' 2015-17 capital budget. Upon successful enumeration, another consultant selection process will be undertaken to program, design and implement this project, based on the feasibility study document.

Provide the following services:

- Develop a preliminary space tabulation, adjacency diagram, and preliminary description of user functions and requirements.

- Perform a site analysis in the Lot 62 and existing SVM area that addresses opportunities and constraints. Test alternative conceptual layouts of the building and site elements. Include facilities for the replacement of lost parking in Lot 62 through a stand-alone parking structure.
- Provide national examples of recently constructed or remodeled university veterinary hospitals that include a wide variety of layouts for patient reception, exam, treatment, and specialty support spaces. Show how other hospitals have shared and separated functions for large and small animal care, especially in separated buildings. Include photographs and floor plans of benchmark facilities.
- Perform a Facilities Condition Assessment of the existing teaching hospital portion of the Veterinary Medicine Building. Include analysis of existing space utilization. Identify opportunities for efficient space reorganization. Identify architectural, structural and MEP constraints and any major MEP systems that should be upgraded as part of this project.
- Work with the University to identify zoning and permitting actions that will be necessary to implement this project and list them in the final report.
- Provide preliminary calculations for this project's utility loads. Working with information provided by the institution and/or local utilities, perform an analysis of utilities necessary to serve this project. The analysis should include the condition, material, size, availability and proximity of line and system capacity of existing utilities, both within the existing building and from the street grid; the effect on central heating, cooling, and electrical equipment; as well as anticipated extensions to and upgrades of existing utilities. Also, conduct a preliminary assessment as to the feasibility of using geothermal sources on this project. Provide a recommendation of utility routing to serve this project.
- Perform a functional analysis of building program components, develop alternative functional blocking/stacking/massing diagrams based on the program and site analysis, and recommend an option that best meets the needs of this project. The investigation of options should include variations in locations of shared spaces between large and small animal hospitals. The functional diagrams should include floor plans of major functional components.
- Develop a diagrammatic site plan and building massing. Address orientation, physical and functional connectivity with existing facilities; wayfinding and approach for patient arrival; vehicular, bike and pedestrian access and circulation (including primary and secondary entries, service, delivery, emergency, campus parking); open space; and, integration with the broader campus.
- Meet with campus Design Review Board to discuss preliminary findings and site concepts relative to the campus fabric.
- Investigate phasing options and recommend an option that best meets the needs of this project, including maintaining hospital operations in the transition to a new building and remodeling of vacated spaces. Develop a project schedule that identifies major milestones.
- Using DFD sustainability requirements and LEED guidelines, identify sustainability practices that may be feasible for further investigation during project implementation and could result in a LEED™ silver project.
- Develop a preliminary project budget estimate that includes demolition, renovation and construction costs and related project costs. Provide benchmark data and/or other data that support the recommended budget estimate. Work with UW and DFD to include non-construction costs. Track costs for structured replacement parking separate from the building project target budget.
- The A/E team will be expected to prepare presentation materials for use in meetings with the School of Veterinary Medicine, the Campus Planning Committee, campus administration and possible donors.

## **Project Deliverables**

Deliverables will include:

- Draft table of contents and document format
- Draft preliminary document
- Preliminary document
- Draft final document
- Final document
- An Executive Summary that summarizes findings, goals, principles, and key recommendations, and can be used as a stand-alone document.
- A minimum of two (2) aerial oblique drawings and/or vignette sketches that help stakeholders to visualize recommendations.
- Eight (8) printed copies and (a) PDF(s) of the final document, either downloadable or on compact disks.

Deliverable requirements:

- The final document should be appropriate for use in the public domain.
- The final document should have a professional published appearance and format. Graphics should be readable in either color or black and white printed formats. The document should be letter size, either portrait or landscape, but may contain tabloid size foldouts.
- All preliminary site plans shall be delivered in AutoCAD format

## **Consultant Qualifications**

The consulting team should have experience in the integrated design of veterinary medicine buildings and in higher education laboratory facilities of a size similar to UW-Madison's SVM. Well qualified teams will also have experience in the last ten years in:

- 1) Higher educational space use planning and needs assessment
- 2) Programming and feasibility analysis of veterinary hospitals in a higher education setting
- 3) Design of biomedical research labs and support spaces, including animal holding
- 4) Parking structures

## **Letter-of-Interest Submittal Requirements**

The letter-of-interest preferably should not exceed fifteen pages, and should include the following information:

- A listing of all firms who will be sub-consultants to the prime consultant, and services that each sub-consultant will be providing. At a minimum identification of consultants for the areas of expertise noted in "Consultant Qualifications" above will be required.
- A listing of key staff for the consultant and sub-consultants, their project role, and a short biography/resume for each.
- A listing of similar projects.

## **Contacts**

UW - Madison	Pete Heaslett	608-263-3012	pheaslett@fpm.wisc.edu
UW System Admin.	Jeff Kosloske	608-263-4417	jkosloske@uwsa.edu

## **Project Budget**

It is anticipated that a capital project with a total project cost of approximately \$50,000,000 will result from this study.

## **Project Schedule**

Below is the general project schedule that will be finalized upon consultant selection and during the final scoping process of the planning project.

Consultant Selection for Feasibility Study	January 2014
Initiate project, gather and analyze data	March 2014
Develop concepts and meet with constituency groups	April-June 2014
Draft document submittal	August 2014
Final document & deliverables complete	October 2014

