All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Extension	285-0T-0502	LOWELL HALL

Project No. 13J3A

Project Title Lowell Hall S. Wing HVAC Renv

Project Intent

This project provides investigation and research, pre-design, and design services to complete HVAC renovation and upgrades for the south wing floors 2-7, 8 guestrooms and 4 office/support areas on the first floor, and elevator lobbies (south wing floors 2-7) for ADA accessibility. The HVAC systems and elevators will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

The renovated HVAC systems in the south wing should be based on the work previously completed on the east and north wings floors 5-7 guest rooms (08B2L). Project work includes providing 4-pipe, 3-speed fan coil units installed at the outside walls of each guest room with heating and cooling coils piped to the existing building chilled and hot water systems. The project will demolish the existing hot water fan coil units and hot water piping to the main on each floor, and install new insulated chilled water, hot water and coil condensate branch piping to/from new and existing risers (located within new chases) at each new fan coil unit. The hot water and chilled water branch piping routings to the perimeter-located fan coils will be enclosed in new soffits similar to the east and north wing guestrooms. Hot water convectors will be furnished and installed at non-guest room spaces with exterior exposures. DDC thermostats will be installed in each room to facilitate occupant temperature control. Asbestos abatement will be necessary to remove ceiling texture in each of the rooms. Closets will be constructed in 6 guestrooms on each floor to maximize storage without reducing wall surface area. Built-in closets are more desirable than stand-alone units due to the size and configuration of the guestrooms. Each guestroom will have new wall coverings, new window sills, and a new soffit and chase as necessary to enclose new piping for fan coil work.

Project work also includes renovating the south wing elevator lobbies on floors 2-7, replacing the 2 privacy doors on each level, adding ADA power operators, replacing worn finishes impacted by construction and replacing inefficient lighting to match the east and north lighting scheme. The project will also replace worn finishes on each corridor of the south wing.

Project Justification

Lowell Hall (610 Langdon St. in Madison, WI) was originally built as a 7-story private dormitory in 1960. In 1966, the east wing addition (7 stories + basement) was constructed and included classroom area B-1. The corridors of the new wing were connected to the original corridors on all floors. Lowell Hall was sold to UW-Extension in 1969 to be converted to a conference center. The south wing of the original building (72 rooms) was remodeled at that time into guestrooms for conference attendees. The other two wings were assigned as university offices for UW-Madison and UW-Extension faculty and staff.

Since original construction, Lowell Hall has conducted several small renovations. In 2009, UW-Madison vacated administrative offices and in 2010 the vacated space was renovated to add 52 new guestrooms to the Lowell Center. In the 2010 project, the HVAC systems of the east and north wings (floors 5-7 only) were renovated to include a 4-pipe system to provide heating and cooling with individual thermostats to the new guestrooms. Those new HVAC systems corrected a number of heating and cooling issues and improved staff operations by simplifying maintenance on those floors. The old guestrooms in the south wing (floors 5-7) were not included in this project. In 2011, the 72 bathrooms of the South wing guestrooms (floors 2-7) were renovated. This project provided for uniform accommodations in all guestroom bathrooms, and was designed to match the 2010 guestroom renovation of the North and East wings. All interior finishes, sink fixtures, vanities, and amenities were replaced. There was no HVAC work on the south wing as part of this project. Based on the experience of past projects and the feedback from clientele both prior to, and after the east and north wing HVAC renovations, it is clear individual room temperature control is highly desirable. This renovation project will provide consistent room accommodations throughout the facility.

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A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of HVAC and MEP renovation projects, preferably in hotel and conferencing facilities, 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. Project renovation designs will be based on work previously completed in the east and north wings (08B2L).

The consultant will verify project scope, schedule, 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.

Commissioning

☑ Level 1

☐ Level 2

Project Budget

Construction Cost:		
Haz Mats:		
Construction Total:		
Contingency:	15%	
A/E Design Fees:	8%	
DFD Mgmt Fees:	4%	
Equipment/Other:		
		$2,773,700

Funding Source / Total

Funding Source	Total
GFSB - []	$0
PRSB - []	$0
Agency/Institution Cash [AGF0]	$173,800
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$173,800

Project Schedule

SBC Approval:	06/2014
A/E Selection:	01/2014
Bid Opening:	09/2014
Construction Start:	10/2014
Substantial Completion:	08/2015
Project Close Out:	12/2015

Project Contact

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Project Scope Consideration Checklist

	Y	N
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.	☑	☐

All project work will be coordinated through Lowell Center physical plant staff to minimize disruptions to daily operations and activities. Coordination of project work with facility operating staff critical as the building will be occupied during the renovation. The preferred schedule would be to start construction at the end of November to coincide with the typically slower period of conference events lasting through early March.

2. Is the project an extension of another authorized project? If so, provide the project #...	☐	☑

3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled? ☑ ☐

   Required hazardous materials abatement for asbestos has been included in the estimated project schedule and project budget. Estimate is based on the previous major project which also included asbestos abatement. Asbestos abatement will be similar to the previous project. Comprehensive environmental 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? ☑ ☐

   Any utility shutdown will be coordinated by the Bldg Superintendent and the contractor to minimize disruptions to operations.

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. ☐ ☑

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. ☑ ☐

    Conference Center operations are not busy during late November until late February. Work should commence then to avoid major disruptions to operations in March. With the preferred construction period in mind, the design phase will need to be expedited. As the project intent is to heavily reference the project 08B2L design documents as a guide for the renovation work of this project, compression of the design schedule is deemed to be feasible.

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? ☑ ☐

    Completion of this project will decrease operational maintenance costs.

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. ☐ ☑