



THE UNIVERSITY  
*of*  
**WISCONSIN**  
M A D I S O N

REQUEST FOR  
ARCHITECTURAL & ENGINEERING  
DESIGN SERVICES

**School of Veterinary Medicine  
Second Floor Student  
Clinical/Instructional Space**

For Enumeration in the 2015 -17 Capital Budget

March 2014  
Project No. 14B1V

**TABLE OF CONTENTS**

	PAGE
Project Background and Purpose.....	1
Project Description .....	1
Scope of Services.....	1
Project Deliverables.....	2
Consultant Qualifications.....	2
Letter of Interest Submittal Requirements .....	3
Contacts .....	3
Project Budget.....	3
Project Schedule .....	4
Additional Documents.....	4
Attachments.....	4

## **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.

The School of Veterinary Medicine was constructed in 1983. The 144,330 ASF/248,850 main building is located at 2015 Linden Drive on the west side of campus. As part of the original design, an air-heating solar panel array was placed on the south facade, creating a storage room beneath it on the second floor. The panels have never performed well, many are cracked, and all replacement sources have been exhausted. They are now leaking snow and rain so badly, moisture damage is prevalent in the storage room below.

The second floor of the SVM is the center of student activity in the building. It has chronically been short on study space, and both formal and informal learning spaces. The building's massive floor plates and modest fenestration leave a very noticeable lack of daylight. Conversion of the storage room below the solar panels into more useable, occupied space will help alleviate these issues.

A study of this issue was undertaken with KEE Architecture in the summer of 2013 (DSF project number 12G2M-02, link to report below). This A/E request advances option number 4 in that report, now with more information about space usage than was available to KEE at the time the report was produced. While this project does not add to the building square footage, enumeration has been deemed a requirement since it is creating a new section of outside wall and roof. Enumeration is being requested for the 2015-17 capital budget. It is anticipated that soon after that occurs in the summer of 2015, final approvals and bidding of this project will occur..

## **Project Scope and Description**

This project will remodel the 3100 SF storage room 2321 currently under the existing solar panels located on the south side of the School of Veterinary Medicine Building. A new clinical skills lab will be created of approximately 1100 SF; the existing adjacent study area will be enlarged to create approximately 1600 SF more group learning space; and a small portion will be retained as storage on the west end. An existing janitor's closet (room 2331) and a small lab prep area (room 2207) will be modified to increase access to the renovated area. The wall to the adjoining existing study area (room 2215/2215A) will be opened up to allow circulation and daylight. The project will remove the existing nonfunctional and leaking solar panels along with associated ductwork and the existing roofing system. On the footprint of the existing storage room new space will be constructed. The wall area that is exposed on the third and fourth floors by removal of the solar panel will be enclosed with a new exterior wall. Existing MEP systems will be extended to support the renovated spaces. Due to the nature of this project, LEED certification will not be sought, however sustainable design should be considered when feasible.

## **Scope of Services**

The A/E consultant team will be selected, based on qualifications, to provide design and construction phase services for this project. The consultant team is being asked to provide design services for this project, using the existing KEE Architecture study and options report prepared as

part of pre-design services. It is expected that the information in the report under Option 4 will be the basis for the design, with the consultant team providing verification of information in the report.

In addition to the requirements for preliminary design through construction in the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted.

- Provide verification and assessment of existing structural systems to support the new load, and design of necessary modifications.
- Provide verification and assessment of existing MEP systems to support the intended uses, and design of necessary modifications.
- Provide design, selection, specification, and assistance with procurement of interior furniture, amenities, and signage.
- Include time to engage faculty, staff and students in interactive plan development.
- Provide web-conferencing capabilities that can be initiated by the consultant either at the consultant's office, or at an institution.
- Facilitate review of preliminary and final plans and review comments with campus constituents.
- Provide exterior perspectives in SketchUp™ or similar quality 3-D graphics program, to engage campus planning staff in design discussion for the new south façade.
- Meet with the Campus Design Review Board for review of the new south façade.
- Incorporate campus design guidelines.

Note that per the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants*, the following services will not be included in the scope of services:

- Hazardous materials survey, testing, and abatement bid documents will be contracted separately
- WEPA compliance actions and document preparation will be contracted separately

### **Project Deliverables**

In addition to deliverables noted in the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants* provide the following to DFD and campus:

- SketchUp™ or similar format graphics to review interior and exterior plan development
- For the Board of Regents, provide one mounted color image of the building exterior, approximately 30" x 36", mounted on a foamcore board. The image need not be an image created specifically for this purpose but may be an image that is produced as part of the Design Report content. Also provide an electronic PDF of the image.

### **Consultant Qualifications**

The A/E team should have experience in the design of a remodeling or exterior addition project similar in scope to this project.

Well-qualified teams will have served as either the prime consultant or a subconsultant with the following specific design experience:

- higher-ed active learning spaces
- veterinary medicine or science instructional spaces

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

The letter-of-interest submitted by the consultant team 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 following areas of expertise will be required:
  - Architect
  - Interior Design
  - Structural Engineer
  - Mechanical Engineer
  - Electrical Engineer
  - Plumbing/Fire Protection Engineer
- A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and a brief description of pertinent experience/ expertise for each key staffer. Include interior designer.
- A listing of project experience similar to that required for this project.
- Consultant teams may use the standard DFD form that is used for interview-based solicitations.
- Preferably, the submittal should not exceed 15 pages.

## **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**

<b>Budget Item</b>	<b>Cost</b>
Construction	
Demolition	
Hazardous Materials Abatement	
Project Contingency	
A/E Design Fees	
Other Consultant Fees*	
DFD Management Fee	
Movable and Special Equipment	
<b>TOTAL</b>	<b>\$1,620,000</b>

\* Other design fees include reimbursable expenses and services contracted for separately such as hazardous materials testing, WEPA compliance, etc.

## **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.

A/E team Selection	April 2014
Begin work	July 2014
Program verification submittal	September 2014
Design Concept submittal	December 2014
Preliminary Design submittal	February 2015
Final Review Submittal	May 2015
BOR/SBC Authority to Construct, anticipating enumeration	September 2015
Receive Bids	December 2015
Begin Construction	February 2016
Substantial Completion	September 2016
Closeout /Final Completion	October 2016

### WEPA Compliance Conditions

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type III WEPA action.

### Additional Documents

Preliminary Study, DSF project no. 12G2M-02: "Solar Panel Removal Design Options Report", KEE Architecture, Inc., 7/9/2013

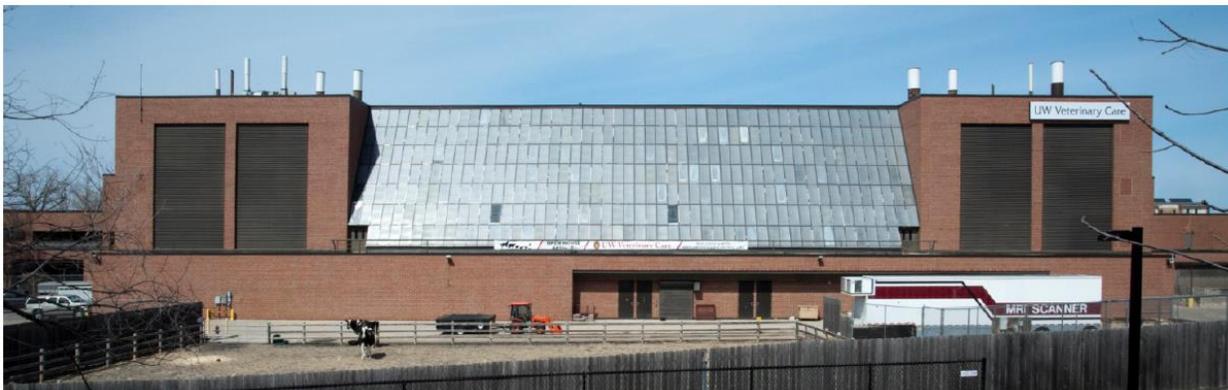
URL: <http://www.cpd.fpm.wisc.edu/Planning-Studies-and-Schematic-Design-Reports.htm>

### Attachments

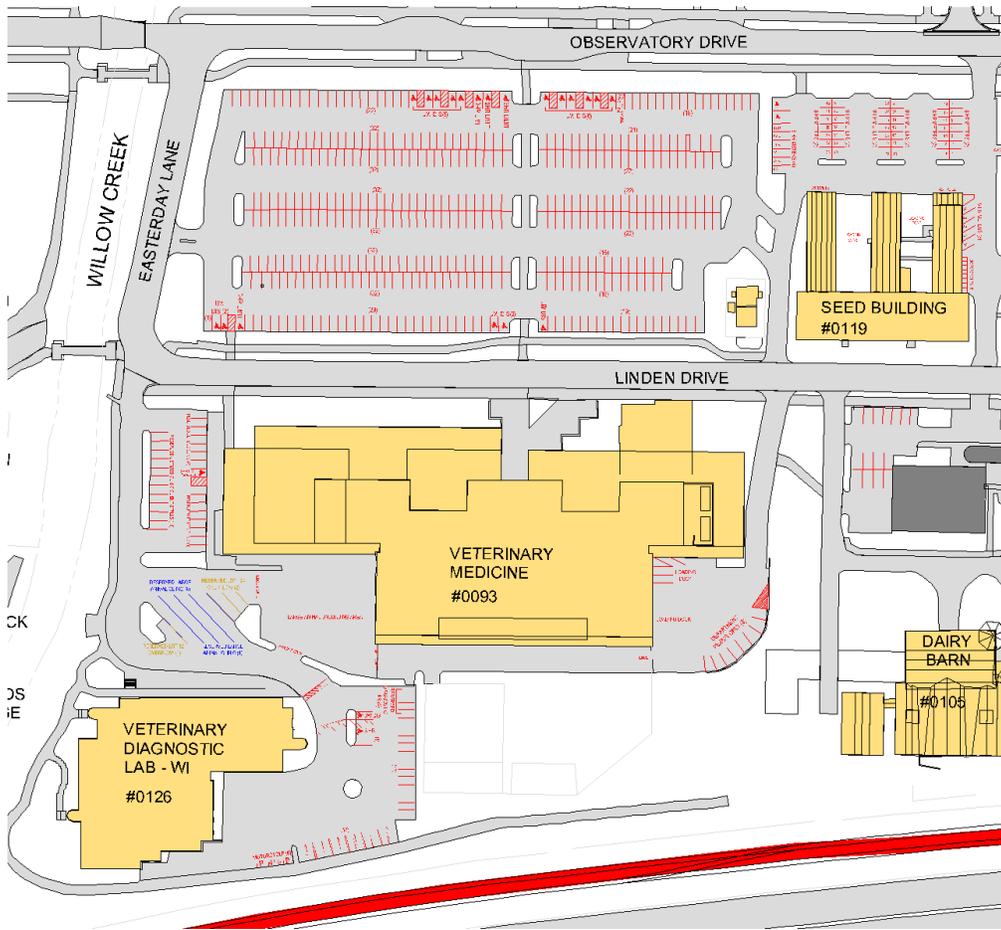
Attachment A: Photograph, existing south façade, School of Veterinary Medicine

Attachment B: Site Plan

Attachment C: Second Floor Plan, School of Veterinary Medicine



A. UW-Madison School of Veterinary Medicine, south façade photograph



B. School of Veterinary Medicine Site Location Plan, 2015 Linden Drive



C. UW-Madison School of Veterinary Medicine Building, second floor, room 2321 highlighted