

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Madison	285-0A-0467	333 EAST CAMPUS MALL
<u>Project No.</u>	15C2R	<u>Project Title</u>	Univ Health Services Rmdl

Project Intent

This project provides investigation and research, pre-design, and design services to remodel ~17,340 SF on the 7th and 8th floors of 333 East Campus Mall for the University Health Services (UHS) operation. The space will be evaluated to identify deficiencies and inefficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work includes minor partition wall relocations, installation of new lighting and finishes, and relocation of branch electrical power and telecommunications to accommodate the new floor layouts. A new supplemental cooling unit will be installed to support the large conference space. New steel structure will be installed to support the moveable partition between conference spaces. New audio/video equipment and operable window shades for the conference spaces will also be installed. Additional new furnishings will be specified as needed, but the occupants plan to reuse as much existing furniture as possible.

The small conference room on the 7th floor will be renovated for the Mental Health Director's office. The testing area will be annexed to the mental health waiting space to increase seating and patient privacy. The large conference room on the 7th floor will be renovated to create a private entrance for the Rape Crisis Center and clinicians. Building Services will be reduced in size and relocated to the 8th floor and the 7th floor space will be renovated to create a new block of group therapy rooms and allow extended hours of operation. The existing group therapy rooms will be renovated to create 6-7 new clinician offices. The End Violence on Campus (EVOC) and Center for Patient Partnerships (CPP) operations will be relocated to space recently vacated by the Wisconsin Clearinghouse. The existing EVOC and CPP space will be renovated to create a new, publicly accessible, and divisible conference center for 60-80 persons. A lounge on the 7th floor (typically used for lactation) will be relocated to the 8th floor in a publicly accessible location and renovate the 7th floor space into a gender neutral restroom.

Project Justification

UHS is the campus student health center. Their services comprise an integrated care model, combining a wide range of medical, mental health counseling, prevention, and wellness services to help support individual students so they can be personally and academically healthy and successful. UHS averages about 70,000 student visits a year in its combined services. In Fall 2014, UHS initiated a study (14111) to analyze how its space was used and provide recommendations for more efficient space usage as well as a plan to reorganize to better meet current and projected needs. That study is being finalized and will be available to the selected AE as a starting point for the redesign and renovation of this space.

UHS moved into its current space at 333 East Campus Mall in December 2008. Prior to the move, UHS was located in two facilities at 1552 University Avenue and 115 N. Orchard Street on the UW Madison Campus. The new UHS space was a major improvement over the old outdated facilities and is more convenient to students due to a more central campus location. The new space has allowed all UHS services to be unified into one facility.

Since that time, UHS has continued to see growth in student demand for medical and mental health services. There has also been a shift in the model of how care is provided, and both factors have implications for the use of space in the facility. The health care delivery model also continues to evolve with student needs: the design process for the current space reflected the method of practicing medicine and mental health services in the old facility at least a several years earlier. As a result, current space reflects how UHS operated in the old facilities and staff needs during a period at least seven years to a decade or more ago.

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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 health care and clinical facilities in a university setting. Efforts for this project will build upon the work of the study, pending its completion, but may also include 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.

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%

Other:

\$2,000,000

Funding Source(s)

GFSB - []

PRSB - []

Agency/Institution Cash [AGFO]

Gifts

Grants

Building Trust Funds [BTF]

Other Funding Source

Total

\$0

\$0

\$2,000,000

\$0

\$0

\$0

\$0

\$2,000,000

Project Schedule

SBC Approval: 10/2015

A/E Selection: 04/2015

Bid Opening: 01/2016

Construction Start: 03/2016

Substantial Completion: 08/2016

Project Close Out: 12/2016

Project Contact

Contact Name: Julie Grove

Email: <jgrove@fpm.wisc.edu>

Telephone: (608) 265-0465 x

Project Scope Consideration Checklist

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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.

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

14111 study.

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3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?
- Hazardous materials abatement is not anticipated on this project. Comprehensive building survey inventory data is not 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?
- There may be minor disruptions for internal occupants only as minimal piping is relocated. All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*
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.
- All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*
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?
- The project will increase efficiency and be more fully functional. Operational and maintenance budgets will remain unchanged.*
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.