



REQUEST FOR ARCHITECTURAL & ENGINEERING PRE-DESIGN AND PROGRAMMING SERVICES

**Haas Fine Arts Renovation and Addition
University of Wisconsin - Eau Claire**

May 2014

Project No. 14A1B

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Project Background and Purpose

UW – Eau Claire has recently completed a 20-year Master Plan (DFD Project No. 08K1K), which included, a space needs assessment for the “internal renovation and space reallocation that will enhance fine and performing arts as well as make possible instruction to all students”.

The 83,537 ASF/149,300 GSF Haas Fine Arts (HFA) facility was constructed in 1970 to house the Music, Theatre Arts, Art and Communications Departments. Since that time, the Music and Theatre Arts Departments have been combined. The Communications Department was combined with Journalism and moved to Hibbard Hall. However, the TV and radio programs associated with Communications remained in HFA until the Hibbard Media Lab project was completed in 2008. A significant former communications space was remodeled in a recent Small Project to provide dance, movement and rehearsal space. More work in this area of the building would put more of this vacant and underutilized space to effective and efficient use.

To facilitate the redevelopment of the site at the corner of Garfield Avenue and Park Avenue at the main entrance of the campus per the Master Plan, most of the space uses in the Campus School/Kjer Theatre/Brewer Hall/Zorn Arena complex must be relocated. Campus School and most Brewer Hall functions are to be relocated to the new Centennial Hall. This project will relocate all the remaining functions of Brewer Hall and those in Kjer Theatre by building a new venue for the music and theater program, partially clearing the way for redevelopment of the Zorn Arena on the Garfield/Park site.

Because the site of the Haas Fine Arts building is limited, the actual carrying capacity of the remaining site must be examined. It may be necessary to consider moving some functions offsite to other locations in the event the existing site cannot support all of the needs derived by the planned detailed space tabulation. The attached Haas Fine Arts Expansion Location Plan (Page 7) indicates potential building sites on campus that are either directly adjacent to the existing building, or in close proximity.

In 2002, the campus in conjunction with UW System, developed a detailed program summary and space tabulation study that determined that the existing HFA was undersized for both fine and performing arts, and in addition a replacement for Kjer theatre was needed.

The Campus Master Plan 2010 – 2030 also concluded that there was a shortage of fine and performing arts related space, but not as dramatic a shortage as the 2002 study. A primary objective of this pre-design study is to determine exactly how much new space is required for all of the fine and performing arts to fully function for the next 20 years or more. This will need to be accomplished through a combination of new construction and major remodeling. The campus has no flex space; thus, it is imperative that work be phased to ensure that the facility remains at least partially open.

In addition to the need for more space both HFA and the Kjer Theater have condition and functionality issues. The MEP systems in HFA are largely original, and despite upgrades, no longer function effectively, and are failing. Exterior windows are leaky and inefficient. The Gantner Concert Hall, despite having a 600 seat capacity, lacks sufficient stage and wing space, proximity to a scenery shop, dressing rooms and exterior access for loading, so cannot function appropriately as a theatrical venue. Additionally, space in HFA that was formerly occupied by communications is currently underutilized.

The Kjer Theater was originally constructed in 1951 as part of a campus school complex, but at less than 400 seats, is undersized for current university needs. The theater also lacks sufficient

support spaces for a modern venue and has outdated MEP systems. Finally, it is located across the river from HFA, posing operational problems.

Project Description

This study will investigate and assess the current condition of the HFA facility, analyze space needs, and develop a program statement for all existing and proposed programmed space. A combination of renovation and new space will be included to address the programmatic needs of the fine and performing arts.

The existing facility will be renovated to address infrastructure and functional needs for the programs of the Art and Design, and Music and Theatre Arts departments. It is anticipated that the project(s) will need to be implemented in a phased manner.

Renovation is expected to include the architectural, plumbing, mechanical, theatrical lighting and acoustics, and electrical systems of the HFA facility. High-use exterior doors, hardware and locks will be repaired or replaced, and the roof parapet flashing will be replaced. Carpeting, vinyl asbestos and ceramic tile floors, wall coverings and acoustic ceilings will be replaced, as well as all interior toilet partitions. All exterior windows will be replaced and plaster and metal ceiling surfaces and walls will be painted. Elevator doors and controls will be replaced for both elevators.

HVAC system renovation will include replacing all air handling systems and ducts and renovating steam and hot water heat systems. Digital controls will be installed for all the building systems.

Plumbing system renovation will include replacing portions of domestic galvanized water piping and water heaters. Renovation of the mechanical systems will include replacement of failing air handling equipment, condensate return piping and pumps, hot water supply pumps, steam pressure regulators and steam traps.

Electrical renovation work includes the replacement of interior, emergency and exterior entry lighting as needed. Manual and automatic light switching devices will be added. Theatre lighting systems will be replaced as needed. Selected panel boards, air handler motors and motor starters will be replaced. Ground fault interrupter outlet devices will be installed in areas adjacent to sinks and other electrical safety will be addressed. The emergency generator will be upgraded to a larger capacity unit. The building automation system will be renovated with new wiring and sensors. The building security system will be replaced. Communications/data/fiber is required.

The Program Statement will address recommendations for new construction, renovation and demolition. Remodeling will be undertaken to address space shortages and program needs, including repurposing of existing vacant and underutilized building spaces. Functional spaces that need to be addressed include classrooms, art classrooms and labs, computer labs, theatre space, music and theatre rehearsal rooms and storage. Additional new space will address remaining space shortages and provide a replacement facility for the existing Kjer Theater.

Scope of Services

The consultant team is being asked to provide facility condition assessment, space needs assessment, and programming services for this project. The information developed will be used to seek enumeration of a project or projects. In accordance with the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants* and the *DFD Guide for Developing Program Statements*, this service will be contracted and delivered through completion of a Program Statement. The findings and recommendations of this study must be completely usable by new teams of design professionals once a project or projects are approved to proceed to the next stages of development.

In addition to the requirements for Pre-design in Section 3 of the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted:

- The UW-EC Campus Master Plan 2010 – 2030 with its less detailed space tabulation study and the detailed program summary developed in the 2002 space tabulation study should serve as a starting point for space needs analysis, and development of a Program Statement.
- Provide space need recommendations based on analysis of instructional demand, enrollment trends, and appropriate national benchmarks, including recommendations for seating capacity of performance venues.
- Room Data Sheets should be developed as a summary for each room type rather than for each individual room.
- A detailed equipment list will not be included.
- It is intended that information developed in the 2002 space tabulation study and the master plan will inform the programming. In addition to assessing that information, the design team should assess more current information and recommend solutions as appropriate to fully address current needs.
- Provide the development and analysis of at least three scope, cost, and construction sequencing options that include various extents of renovation, demolition and replacement, new construction, and the phasing related to each option. The options should include analysis of constructability issues related to the options. An option or options will be selected for further development of this final Program Statement.
- Provide a Program Statement for the selected option(s) with the following enhancements:
 - A thorough analysis of site characteristics, including parking access and delivery, servicing access, transit hub impacts, and pedestrian access.
 - A complete Facilities Condition Assessment for HFA, using the information developed in previous studies as a basis, and providing additional information as necessary, using the UW System templates. Include an analysis of the potential for renovation and continued use of all or portions of the existing building.
 - A functional concept showing building and blocking and stacking diagrams of building functional areas and desired adjacencies.
 - An assessment of capacity and condition of utilities serving the site, using available information from UW-Eau Claire, and other information recommended by the consultant team.
 - An initial assessment of the potential for using geothermal energy.
 - Preliminary conceptual descriptions of architectural, structural, AV, MEP and specialty theatrical systems.
 - Initial sustainability analysis and a charrette that identifies potential items for further assessment. Description of the scope, cost, and phasing option(s) to the satisfaction of all stakeholders.
 - Analysis of phasing options and scheduling ramifications that allows continuity of academic operations.

- A Project Schedule that details key milestones and deliverables required to complete the project through construction to the satisfaction of all stakeholders.
- A detailed Preliminary Project Budget that outlines the construction costs and related project costs. Include benchmark data and/or other data that supports the recommended budget estimate.
- The consultant should be prepared to make up to three formal presentations to non-university groups including neighborhood groups and the City of Eau Claire Plan Commission.
- The consultant should be prepared to conduct a preliminary review meeting in Madison with a group of DFD and UWSA technical reviewers, and prepare collated responses to all comments.
- Coordinate with hazardous materials survey and testing professionals.

The following services will not be included in the scope of services for programming:

- Hazardous materials survey and testing will be contracted separately.

Deliverables shall be as follows:

- Six (6) bound color copies, 8.1/2" x 11" letter size, portrait or landscape. (Diagrams may be 11" x 17", folded to fit in the bound report.)
- Electronic copies, in PDF and source file formats, in downloadable and six (6) CD/DVD-rom copies. All diagrams shall be capable of full graphic clarity in either color or black and white.
- Site surveys or geotechnical soils testing will be coordinated and contracted for by the AE Team as a reimbursable expense.

Consultant Qualifications

Qualified consultants shall have completed pre-design services, including preparation of a program statement for a fine and performing arts facility similar in scope to this project within the last ten years for a four year college or university.

Qualified consultant teams will have served as either the Prime consultant or a subconsultant with the following specific pre-design, programming and design experience:

- Space needs assessment
- Programming and feasibility analysis of fine and performing arts facilities
- Condition assessment experience
- Transportation and traffic analysis for pedestrians, vehicles and bicycles
- Cost and constructability analysis
- Sustainable pre-design, design and construction services experience

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 experienced in the for the following areas of expertise will be required:
 - Space need analysis for fine and performing arts facilities
 - Condition assessment
 - Programming and feasibility analysis of fine and performing arts facilities
 - Architectural design
 - MEP design
 - Site & Civil planning and landscape design
 - Transportation hub design for pedestrian, vehicular, public transportation, bicycle, and school bus traffic.

- Cost and constructability analysis
- Sustainability services
- A listing of key staff for the consultant and sub-consultants, with roles and a brief description of project experience similar to that required.
- A project listing of similar fine and performing arts facilities where programming and planning services were provided.
- Consultant teams should use the standard DFD form for submittal requirements.
- Preferably, the submittal should not exceed 15 pages.

Contact Information

UW-Eau Claire	Ricardo Gonzales	gonzalrm@uwec.edu	715-836-5125
UW System Admin.	Jeff Kosloske	jkosloske@uwsa.edu	608-263-4417

Pre-design Project Schedule

A/E team Selection	June 2014
Begin pre-design work	Sept 2014
Preliminary Program Statement submittal	Nov 2014
Draft Program Statement submittal	Feb 2015
Final Program Statement complete	Apr 2015

Project Requirements

Site Requirements

Depending on phasing, servicing to the existing building will need to be maintained, but may be able to be temporarily relocated.

Zoning

The proposed project site is currently zoned P Public.

Utility Requirements

If this project is to be located on state campus property, then it will be connected to the campus, high voltage electrical power system, IP, voice and CATV networks, and depending on the geothermal feasibility analysis, the campus steam system, and central chilled water system.

In addition, water, combined sewer, and gas utilities are available in the street adjacent to the site. Examples of information to be provided to A/E team by UW-Eau Claire include:

- Description of utilities available and whether these are campus or outside utility sources
- Known utility capacity, condition, or location issues
- Known storm water management requirements or other storm water issues

The A/E team should be prepared to recommend other information or investigative work that would be required for the team to complete the requested services.

Plumbing, Mechanical, Electrical, Humidity Control, Security Requirements, Telecommunications, Performing Arts Theatrical Lighting and Controls, Audio-Visual Systems.

Based on a current understanding of conditions, it is assumed that all MEP, Telecom, Theatrical Lighting, and Audio-Visual systems will be replaced, either by new construction or by renovation.

Hazardous Materials

A Wisconsin Asbestos and Lead Management System (WALMS) survey was conducted for this building in 2002. The asbestos containing materials identified, primarily floor tile and pipe insulation, will be abated as part of a future project, and be designed and bid separately by an asbestos consultant hired directly by DFD.

Special Requirements

Campus Master Plan

This project will need to be developed in conformance with the Campus Master Plan 2010 – 2030.

Operations

To the greatest extent possible, existing HFA operations and services will be maintained during the project. This study should provide analysis of phasing and/or relocation strategies to allow continuation of academic activities.

Interruptions to major utility services to other buildings on campus may only occur between May 20 and August 15.

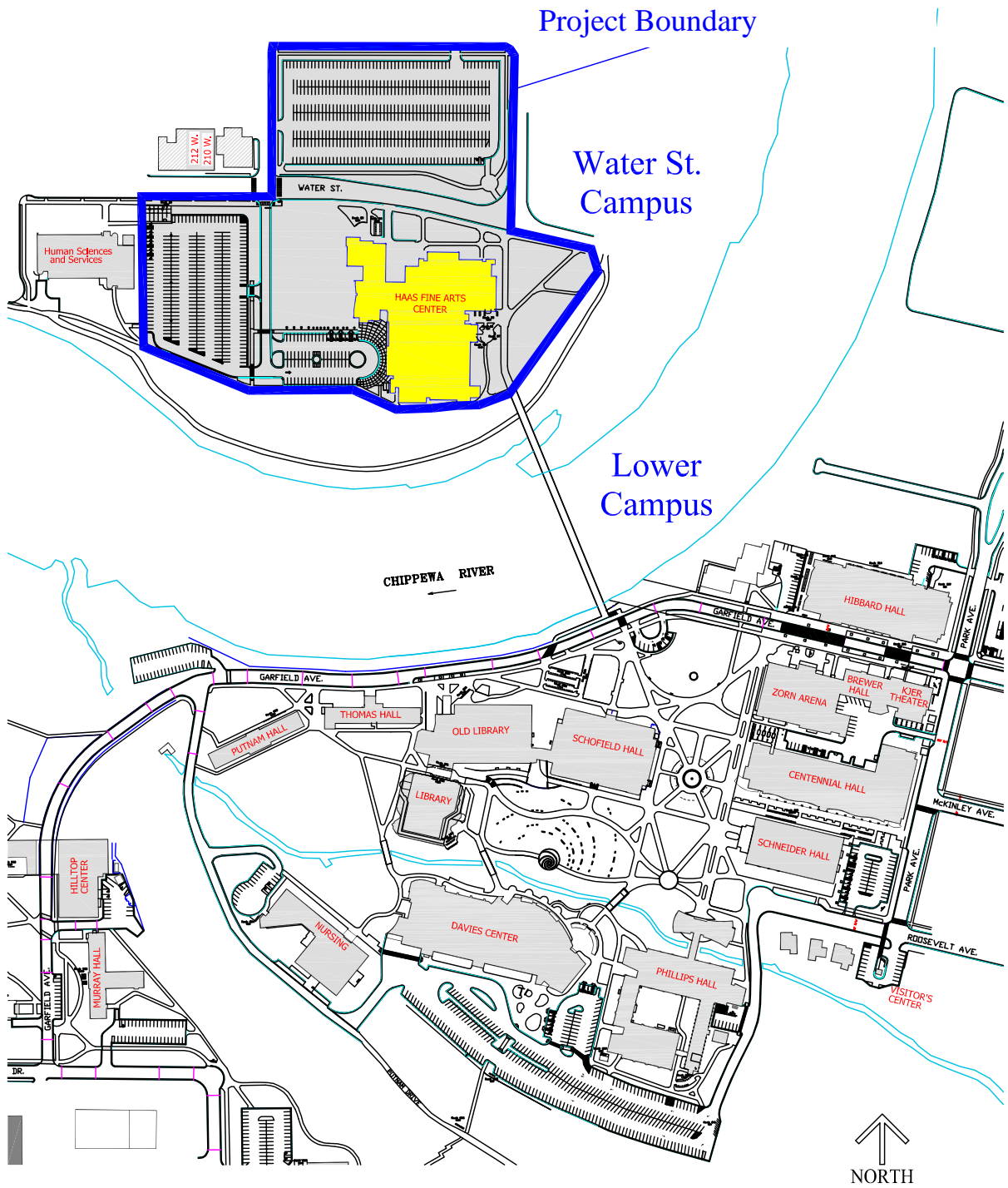
Additional Documents

The following documentation is available on-line:

- Campus Master Plan 2010 – 2030. This document is available online at: <http://www.uwec.edu/facprojects/mpDocs.htm>

The following information will be made available to the selected consultant team:

- Existing site survey in AutoCAD including utilities and surface features.
- Block floor plans in AutoCAD of all buildings
- Construction documents for existing buildings
- Data from the 2002 space tabulation study
- Floodplain information
- DFD Guide for Developing Program Statements



University of Wisconsin-Eau Claire Facilities Planning

Haas Fine Arts Expansion Location Plan

DATE:
Dec. 2013
DWG NO:
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