All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Whitewater	285-0N-0062	GOODHUE HALL

Project No. 16H2Z

Project Title Goodhue Hall 3rd Floor Renovation

Project Intent

This project provides investigation and research, pre-design, and design services in accordance with the DFD Consultant Policy & Procedure Manual to restore the third floor back to student residence rooms to provide overflow student housing (short term) and overflow and guest housing (long term). The third floor and building services will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work includes upgrading the finishes in resident rooms and restrooms; reconfiguring a portion of the third floor to provide one (1) accessible suite, (1) accessible apartment, and (1) laundry facility to serve both 3rd and 4th floors; installaing a new fire protection system on the third floor; and replacing the exterior windows on the third floor. The exterior windows project work is intended as owner supplied units and contractor installed. All renovations will meet ADA requirements and strive to meet campus universal design guidelines. Proposed renovation work is partially complete, providing a gray box condition as the starting point for this project.

Project Justification

The demand for on-campus housing has exceeded available housing. When ROTC and another non-residential unit were relocated elsewhere on campus, the third floor of Goodhue Hall became available again to University Housing. Because students have been housed in lounges for several years, University Housing will upgrade the third floor spaces to provide student housing to help alleviate this immediate need.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of general construction, universal design and the state permitting, bidding and construction process 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. The condition assessment and design recommendations completed under 14F2R will serve as the basis for this project. 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

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Project Budget

Construction Cost:		
Haz Mats:		
Construction Total:		
Contingency:	15%	
A/E Design Fees:	8%	
DFD Mgmt Fees:	4%	
Other:		
		$695,000

Funding Source(s)

Funding Source(s)	Total
GFSB - []	$0
PRSB - []	$0
Agency/Institution Cash [AGF0]	$34,200
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$34,200

Project Schedule

SBC Approval:	04/2017
A/E Selection:	10/2016
Bid Opening:	06/2017
Construction Start:	07/2017
Substantial Completion:	12/2017
Project Close Out:	06/2018

Project Contact

Contact Name: Tami McCullough

Email: <mccullot@uww.edu>

Telephone: (262) 472-6704 x

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 campus physical plant staff and University Housing staff to minimize disruptions to daily operations and activities.		
2. Is the project an extension of another authorized project? If so, provide the project #...	☐	☑
14F2R reviewed and documented existing gray box conditions and verified the proposed scope of work.		
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. Abatement performed in Spring 2014.		
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?	☑	☐
Disruptions will be minimal and limited to shutting off utilities long enough to make new connections. Coordination and communication with occupants will be done through campus physical plant staff and University Housing staff.		
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? ☑ ☐

   Some imaging of floor structure may need to be done prior to any penetrations to floor slab for utility chases. Many of the materials are stock items for University Housing and may be readily available for this project, the extent of which can be determined by the consultant at the time bid documents are developed. These existing materials include: exteriors windows; drywall; steel studs and insulation; storefront frame for lounge area; new doors, locks and hardware; light fixtures; bathroom solid surface walls, toilet partitions, shower bases and stall surrounds; epoxy flooring for bathroom; and stock carpet tile and wall base. A copy of the final 14F2R report can be found at UW-Whitewater Facilities and Maintenance home page at <http://www.uww.edu/adminaffairs/fpm/>.

10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution. ☐ ☑

    Space is unoccupied and is needed as soon as possible. However, there are other occupants in the building and their schedules should be kept in mind when scheduling work or utility shut-offs.

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? ☐ ☑

    University Housing administrative offices are already housed in this building and they already provide staff for custodial and maintenance needs. No additional increases are expected.

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). ☑ ☐

    ADA accessibility to rooms and restrooms are main code issue that are addressed in the proposed design.

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. ☐ ☑