

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Extension	285-0T-0405	RADIO HALL

<u>Project No.</u>	16B1B	<u>Project Title</u>	Radio Hall Office Renovation
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Project Intent

This project provides investigation and research, pre-design, and design services to renovate approximately 1,000 SF of office space in Radio Hall. The project area will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. The current ventilation system will be assessed for noise generation and recommendations made to resolve noise issues through system modification and/or sound attenuation methods.

Project Description

Office renovation work is limited to the first floor, including creating a new enclosed vestibule, surface treatments, minor modifications of building systems, and installation of systems furniture for open offices. Asbestos abatement work will be required and predominantly affect room 136.

Radio Hall is recognized by the State Historic Preservation Office as being a contributing structure to the Bascom Hill Historic District. Communication with appropriate historic preservation contacts will be part of this effort; identification and coordination of mitigation strategies are also included in this scope. Identified abatement and renovation are anticipated to be consistent with standards for the treatment of historic properties.

Project Justification

Radio Hall is a three level building (basement, first floor and second floor) located at 975 Observatory Drive. Radio Hall houses a portion of Broadcast and Media Innovation, the UW-Extension division that includes Wisconsin Public Radio (WPR) and Wisconsin Public Television (WPT). WPR and WPT are undergoing limited staff expansion to accommodate the mission of UW-Extension's division of Broadcast and Media Innovation and veteran support. These programs are expanding to accommodate a) additional fundraising staff as a result of budget reductions, and b) grant-funded positions to support veterans. This project will improve underutilized spaces, thereby increasing its suitability for use by WPR and WPT, and ultimately satisfying the user group's need for additional office space. This solution keeps related workgroups collocated in Radio Hall rather than needing to expand into other non-contiguous space and displacing other consolidation efforts planned and described in the DFD# 10J1H.18 Lowell, Pyle Radio Hall Space Optimization Study recently conducted.

Radio Hall was constructed in 1887 and only periodic and partial renovations have been undertaken. The most recent renovation addressed asbestos abatement for the majority of the building. However, limited funding availability during the most recent project precluded completion of all intended abatement. This project will abate Room 136 and adjacent areas and asbestos containing materials that currently cover the ceiling, walls, and floors of the project area. Once abated and restored, modular offices can be installed for additional staff. The new enclosed vestibule space at the main entrance will increase user group comfort and potentially reduce energy use and costs.

A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of historic structures renovation, and modern office design as part of a consultant team. The consultant team should include a mechanical engineer to conduct limited scope related to evaluation of noise associated with air handling systems in Room 190, and to determine ventilation requirements for Room 136. 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.

Commissioning

- Level 1
 Level 2

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Evidence of successful interaction with the Wisconsin Historical Society regarding historic structures documentation, determination of effect, and appropriate mitigation of any potential effect will be important experience.

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.

<u>Project Budget</u>		<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost:	\$	GFSB - []	\$0
Haz Mats:	\$	PRSB - Facilities Maintenance & Renovation [T550]	\$0
Construction Total:	\$	Agency/Institution Cash [AGF0]	\$17,000
Contingency: 15%	\$	Gifts	\$0
A/E Design Fees: 8%	\$	Grants	\$0
DFD Mgmt Fees: 4%	\$	Building Trust Funds [BTF]	\$0
Other:	\$	Other Funding Source	\$0
	\$335,000		\$17,000

Project Schedule

SBC Approval: 10/2016
 A/E Selection: 03/2016
 Bid Opening: 03/2017
 Construction Start: 05/2017
 Substantial Completion: 09/2017
 Project Close Out: 12/2017

Project Contact

Contact Name: Luis Fernandex
 Email: <luis.fernandez@uwex.edu>
 Telephone: (608) 262-1337 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.
All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.
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 of asbestos contain in materials in all surfaces (i.e. walls, ceilings and floors) has been included in the estimated project schedule and project budget.
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?
Yes, minor power outages are anticipated and will be coordinated to minimize impact on building occupants. It is anticipated that building occupants will be temporarily moved to surge space in Pyle Center during abatement and construction.

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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.
Radio Hall is listed by the Wisconsin Historical Society as (a) building that contributes to a historical district. Built in 1887, Radio Hall is recognized by the State Historic Preservation Office as being a contributing structure to the Bascom Hill Historic District. It is uncertain if the proposed work in this area of the building will need SHPO review. The consultant team will need to work with UWSA-HPO and ultimately WHS-SHPO to determine if the proposed work has an adverse effect and if it will need their review and or approval.
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.
Yes, whereas the particular season is not as important as the overall containment of the level of disruption to as short a time as possible. To accomplish this the occupants will be temporarily relocated to Pyle Center. It is recognized that there could potentially be short periods of disruption to occupants and appropriate measures will be taken to limit these inconveniences and risks, and keep productivity at acceptable levels. Note: Work must be completed prior to 100th Anniversary celebrations that begin in January of 2017.
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?
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).
This project will fully abate the remaining asbestos in Radio Hall.
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.

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EXHIBIT I: Radio Hall – First Floor Plan of Existing Department and Layout

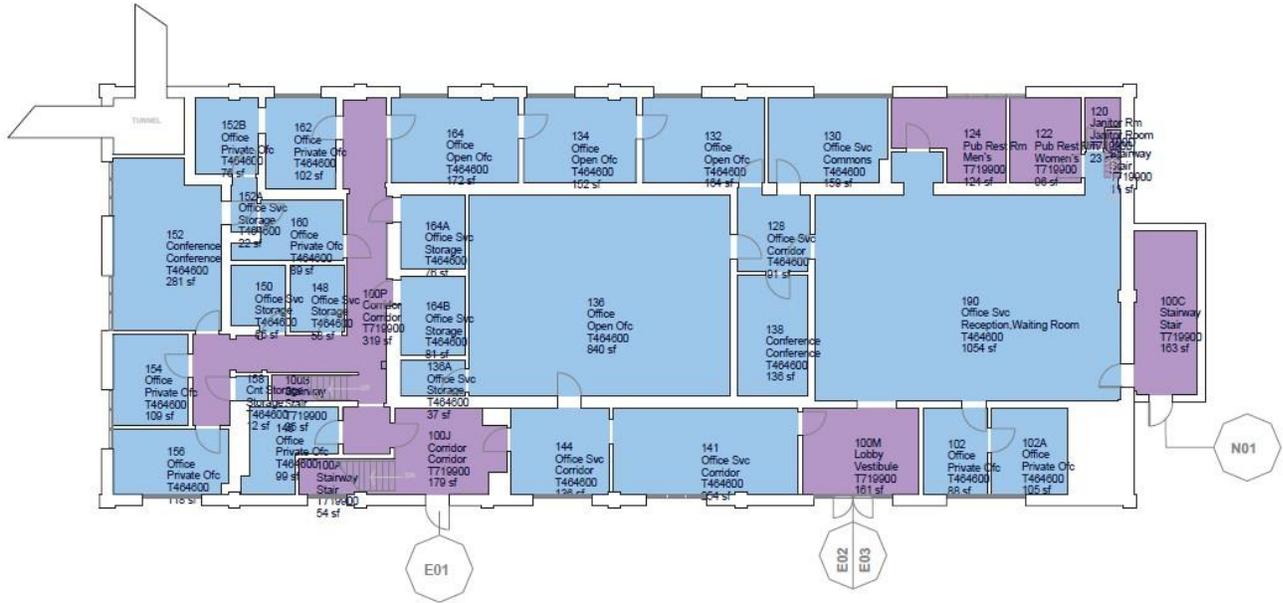


Exhibit II: LPR Space Optimization Study Implementation Plan Diagram – Excerpt and Radio Hall – First Floor Plan of Possible Renovation Test Fit of Program



A. Project Name: Radio Hall Partial Renovation

Type: All Agency
Affected Area: 1,000 SF (main level)
Project Cost: \$335,000 (\$40,000 GPR; \$295,000 non-GFSB)
Timing: 2015-2017 Biennium - able to be undertaken independent of Pyle and Lowell renovations, but included in Phase 1 due to need for additional offices. Contributing structure to the Bascom Hill Historic District (Constructed in 1887)
Historic Status: Contributing structure to the Bascom Hill Historic District (Constructed in 1887)
Scope: Project includes material abatement, material replacement, finish upgrades for identified areas of the main level. Storage and collaboration space in lower level were recently upgraded and are not included in this cost estimate. Abatement allowance \$40,000.
Furniture: Office furniture included in estimate for areas of work. \$77,000 allowance.

Facility Facts

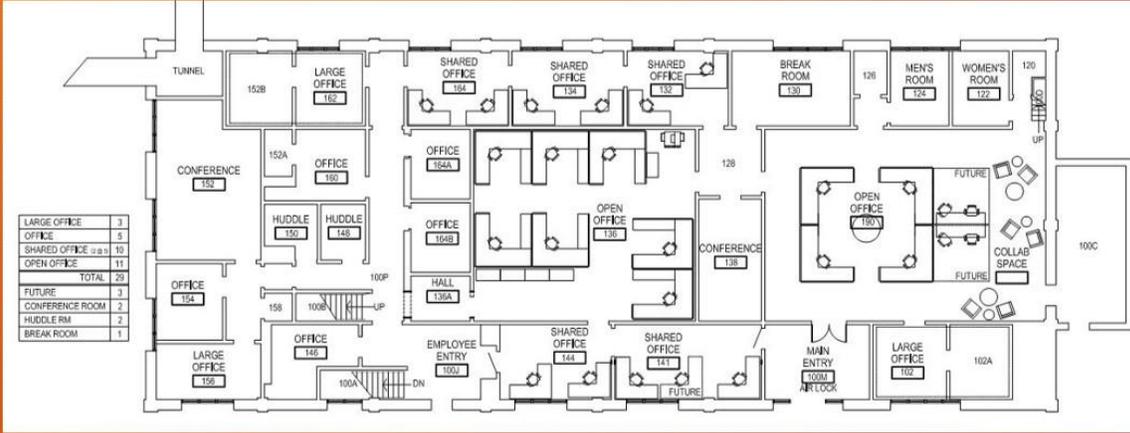
Radio Hall

UW Building # 0405

Official Name: Radio Hall
Location Type: Building
Facility Address: 975 Observatory Dr
Delivery Address: 975 Observatory Dr
 Madison, WI 53706-1321
Assignable SF: 8,500
Non-Assignable SF: 4,163
Total SF: 12,663
Gross SF: 21,397
Construction Date: 01/01/1887
Occupancy Date: 01/01/1888
Fac. Control:
Ownership: Owned
Inactive Date:

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Opportunity- Radio Hall - 1st Floor 'Fit Plan'



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