

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-0006	PYLE CENTER
<u>Project No.</u>	16F1D	<u>Project Title</u>	Pyle Center Lower Level & First Floor Renovation

Project Intent

This project provides investigation and research, pre-design, design, and construction administration services to renovate approximately 14,800 ASF/20,300 GSF on the lower and first floor levels of the Pyle Center. The project area will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures to accommodate the following functions:

- First Floor - Cooperative Extension Suite (Rooms 100J, 126-138, and related spaces): 6,500 ASF/9,600 GSF for office and office support services.
- Lower Level - Instructional Communications Systems (ICS)/Distance Education/Technical Services Suite (Southeast quadrant of Pyle): 4,500 ASF/5,800 GSF for office, office support services, and media shops.
- Lower Level - Media/Shop/Support (Southwest portion of Pyle): 3,800 ASF/4,900 GSF for office, office support services, and media shops.

Project Description

The Pyle Center is a multi-functional building currently used by UW-Extension (UWEX) to support the Extension Conference Centers (ECC) and Instructional Communication Systems (ICS). ECC is a full-service conferencing, catering and lodging facility operated across two facilities: The Pyle Center and The Lowell Center, located at 610 Langdon Street. ICS is a component of Broadcasting and Media Innovations, a division of UW-Extension. ICS supports ECC's media service needs and has the specific mission to "help University of Wisconsin institutions and governmental agencies extend and enrich educational, training and meeting opportunities by providing technology and digital media solutions for teaching, learning and communication."

In 2015, UWEX undertook a planning study, "Lowell, Pyle, Radio Hall Space Optimization Study" (10JIH.18) to:

- clearly understand current space use;
- revisit allocation of space to more closely align with evolving mission, programs and priorities; and,
- seek opportunities to reduce cost and/or increase revenue by optimizing current space.

This project is comprised of three smaller components, i.e. "B", "D", and "I", identified in the implementation plan of the study. With the implementation of this and subsequent projects, each of the three facilities will be more fully utilized, offer increased opportunity for collaboration across the institution and state, and facilitate increased revenue generation.

Renovation will focus on the finish and furnishing of space to support the intended uses; building utilities (i.e. HVAC, plumbing, electrical, telecommunications, sound and lighting systems) will be modified to the extent necessary to accommodate intended repurposing and renovation. Specific descriptions of each component are below; diagrams delineate project areas:

COOPERATIVE EXTENSION SUITE (1st Floor): This component renovates currently underutilized space filled with cubicles to create 6,500 ASF/9,600 GSF of modern open and enclosed office, collaboration and storage spaces that serve the current needs of several programs within UWEX's Division of Cooperative Extension.

INSTRUCTIONAL COMMUNICATION SYSTEMS (ICS)/DISTANCE EDUCATION (DE)/TECHNICAL SERVICES SUITE and MEDIA/SHOP/SUPPORT (Lower Level): The ICS/DE/Tech Services Suite will be repurposed and renovated from 4,500 ASF/5,800 GSF of currently underutilized spaces that support equipment storage and repair, as well as technical support specialists' office and shop areas; and 3,800 ASF/4,900 GSF currently serving as the executive and main dining areas. [Note: these dining uses will be shifted to first floor spaces in Pyle in anticipation of this project; future renovation projects will tailor those spaces for improved multipurpose use.] The renovated spaces will

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accommodate "bench officing" (for employees who need desks and shop benches for working with technological equipment), office support services and media support spaces for UW-Extension in two divisions, Broadcast and Media Innovations, and Cooperative Extension.

The sequence for construction and occupancy will be determined through the process; however, it is anticipated the following three implementation steps are likely:

- Renovate the nearly-vacant portion of Pyle's first floor and for temporary swing use by Pyle lower level occupants;
- Renovate the vacated portions of the lower level, then relocate occupants back into renovated space from their temporary location of Pyle first floor;
- Move Lowell occupants to Pyle first floor.

Project Justification

Each of the components of the project improves spaces to better serve user groups in UW-Extension.

COOPERATIVE EXTENSION SUITE (1st Floor): Cooperative Extension, a division of UWEX, has a broad and varied mission to teach, lead and serve, connecting people with the University of Wisconsin and engaging with them in transforming lives and communities. The Cooperative Extension Suite will renovate space for three of the distinct program areas within Cooperative Extension: 1) Community, Natural Resource and Economic Development (including Center for Community Economic Development, Local Government Center, Solid and Hazardous Waste Education Center, and Broadband & E-Commerce Education Center); 2) 4-H Youth Development; and 3) Leadership Wisconsin. These user groups are currently occupying spaces in the North Wings of Lowell Hall on the second, third and fourth floors. These spaces were originally designed as dorm rooms and subsequently used for office needs with minimal modification. Relocation of these uses to renovated portions of the Pyle Center will improve efficiency of operations; better support employees' expanding needs for spaces and technology that facilitate both in-person and virtual collaboration with statewide colleagues and clients engaged in education programs; and vacate space at Lowell to provide expansion space for additional guest rooms in the future.

INSTRUCTIONAL COMMUNICATION SYSTEMS (ICS)/DISTANCE EDUCATION (DE)/TECHNICAL SERVICES SUITE and MEDIA/SHOP/SUPPORT (Lower Level): This suite and shop area will be shared by a) employees from Broadcast and Media Innovations, including three ICS departments that focus on virtual communication, instructional design, and distance education using specialized media equipment and technology; and b) employees from Cooperative Extension's Distance Education and Technology Services groups. Some relocation to this suite will also occur over time to vacate additional space on upper levels of Pyle for repurposing to other anticipated future critical needs. The renovated space will better serve the specific integrated work modes of technical staff by creating bench officing, nearby collaborative spaces, shop and storage areas; and by collocating groups with similar physical space requirements.

A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of repurposing and renovation of facilities for modern, work-mode responsive office (including furnishings design); collaboration and media use (including minor renovation of building systems) 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. 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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Project Budget

Construction Cost:	\$	
Haz Mats:	\$	
Construction Total:	\$	
Contingency: 15%	\$	
A/E Design Fees: 8%	\$	
DFD Mgmt Fees: 4%	\$	
Other:	\$	
	\$2,815,000	

Funding Source(s)

GFSB - []	\$0
PRSB - []	\$0
Agency/Institution Cash [AGF0]	\$162,000
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$162,000

Project Schedule

SBC Approval: 04/2017
 A/E Selection: 09/2016
 Bid Opening: 06/2017
 Construction Start: 07/2017
 Substantial Completion: 08/2018
 Project Close Out: 12/2018

Project Contact

Contact Name: Luis Fernandez
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 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?
Hazardous materials abatement is not anticipated on this project.
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?
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.

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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 must be completed by March 2019.
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).
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.

I. Project Name: Pyle Renovation - Lower Level Media/Shop/Support

IYP: All Agency
 ILM: 1,810 SF
 Project Cost: \$86,000 non-GFS8
 Term: 2019-2021 Biennium
 Scope: Project includes minor renovation of existing office to provide full work function. Renovate adjacent storage room to add additional closed office.
 Furniture & Equipment: Shelving system included in estimate. \$16,000 allowance.



D. Project Name: Pyle Renovation - Lower Level IICS Suite

IYP: All Agency
 ILM: 810 SF
 Project Cost: \$117,600 non-GFSB
 Term: 2015-2017 Biennium
 Scope: Project includes renovation of existing office and shop space for modern office. Minor finish improvements for existing media work room and conference rooms. Create corridor lighting and improved circulation and furniture.
 Furniture & Equipment: Office system furniture and shelving included in estimate for \$125,000 allowance.

11. Project Name: Pyle Renovation - 1st Floor Multi

IYP: All Agency
 ILM: 9,600 SF
 Project Cost: \$1,151,000 non-GFS8 & 2015-2011 Biennium
 Term: 2019-EISum
 Scope: Project includes renovation of existing 22d open office space to create additional closed office while creating modern open office environment and collaboration area.
 Furniture: office systems furniture included in estimate for area dw. uk. \$189,000 allowance.

H. Project Name: Pyle Renovation - Multipurpose Room 121 & Storage

IYP: All Agency
 ILM: 4,400 SF
 Project Cost: \$1,511,000 non-GFS8
 Term: 2019-EISum
 Scope: Project includes renovation of existing auditorium room 121 for multipurpose use, dining and instructional space. Exterior windows to be added to room with movable acoustic partition walls.
 Furniture: \$40,000 Auditorium lighting. No furniture included in cost estimate.



C. Project Name: Pyle Renovation - 1st Floor Multi purpose Rooms

IYP: TBO, may need to be Major Project seeking enumeration in 2019-2011
 ILM: 3,398,000 non-GFSB
 Project Cost: \$398,000 non-GFSB
 Term: 2015-2011 Biennium
 Scope: Room finish upgrades for room 111 & 109 with the addition of a movable acoustic partition wall. Main 111 load in area to be reinforced for staging, table and chair storage.
 Furniture: \$40,000 Auditorium lighting allowance. No furniture included in estimate.