UNIVERSITY of WISCONSIN
GREEN BAY
360° OF LEARNING

REQUEST FOR ARCHITECTURAL & ENGINEERING DESIGN SERVICES

ATHLETIC FIELD COMPLEX
PHASE I

February 2015

Project No. 14L2F

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Project Background and Purpose:

The campus master plan was completed in 2006, but it did not address athletic fields as part of the analysis. Several smaller projects were developed to address field drainage and the lack of amenities. The campus initiated a master plan study of the Outdoor Athletic and Intramural Facilities in 2008 (08K2B). That study reviewed the athletic complex and intramural play fields, with a focus on the comprehensive development of outdoor facilities to meet practice and competition needs. Four separate concept plans were developed with corresponding budgets. A final athletic master plan was developed using a phased approach that would construct athletic and intramural fields and address the poor field drainage and storm water issues. The master plan provided a total project budget estimate in excess of $14 million for all the athletic fields and support spaces. In 2012, the campus initiated a Phase I pre-design study for a Soccer and Softball Complex (12B1Q) to focus only on soccer and softball competition athletic fields and their accompanying support structures (bleachers, lighting, team rooms, restrooms, concessions, press box, parking, etc.).

The purpose of the improved facilities is to provide first class quality facilities for the Division I sports programs. This project will enhance the overall image of the university and provide tournament quality accommodations for Division I outdoor soccer and softball events. The campus has a 67% female to 33% male student population ratio necessitating that a Title IX related requirement be addressed by the athletic department. This first phase will address that requirement for two women's varsity athletic programs as well as the poor field drainage problems.

During the past two seasons, the women's softball team had to delay or cancel ten of twenty-four home games due to ongoing poor field conditions that were related to drainage issues. The team had to travel for eight games to opponents' fields instead of having true home games. That unanticipated travel expense has strained the athletics department operating budget. The women's softball team was able to hold only four outdoor practices this season. The men's and women's soccer teams would benefit greatly by having a turf field with superior drainage and lighting to support late day/evening games into the fall season. The construction of these additional fields will allow the existing athletic fields to be used by recreation sports and intramural teams.

As an alternative to this project, the university could apply for a major project to address all the needs identified in the study at the current field locations, which are farther away from existing utilities, remote from one other, and separated by an existing roadway. This would require two sets of buildings (concessions, restrooms, team rooms, etc.) at a higher cost than what one shared complex would provide. The duplication of support buildings was deemed an unwise use of funds. The campus wishes to complete the support buildings and soccer complex immediate and will bring forward a softball project at a later date.

Project Description:

This project will be constructed in two phases. The first phase constructs approximately 5,440 ASF/6,100 GSF of shared support space for the Athletics Field Complex in two buildings, one having (3,440 ASF/4,000 GSF) and the other having (2,000 ASF/2,100 GSF). The buildings will provide space for restrooms, concessions, and dressing rooms. It will also include a competition soccer stadium that will include a turf soccer field with a sub-drainage system and fixed elevated bleacher seating for 750 with a future capacity up to 1,500 persons and field lighting.

The second phase to be constructed at a later date is the softball stadium that will include a grass/sand field with sub-drainage system and irrigation system, fixed elevated bleacher seating for

500 with future capacity for up to 1,000 persons, team dugouts with water supply, and an elevated press box with internet connectivity. Both stadiums will have electronic score boards and audio sound system with distributed speakers and lighting for night games and NCAA and Horizon League compliant foot-candle levels. The entire facility will include an alumni/donor plaza, general landscaping, perimeter and security fencing, and paved athlete pathways to Kress Events Center locker rooms that will be constructed as part of phase two.

It is desired that both phases be designed up to a 10% concept or Pre-Design level. Due to limitations in fundraising, the campus can only commit to a project cost of under $5 million. The campus wishes to use the concept documents to help raise additional funds to construct phase two.

Scope of Services:

The A/E will provide pre-design through construction administration services as indicated in the DFD "*Policy and Procedure Manual for Architects/Engineers and Consultants*", the "*Guide for Developing Program Statements for Projects Requiring Enumeration*", and the DFD "*Contract for Professional Services* as directed by DFD at the design kickoff meeting. The services may be contracted for in multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables. Additionally, the A/E shall provide the following pre-design services:

In addition to the requirements for pre-design in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants* and the *DFD Guide to the Preparation of a Program Statement,* the following additions and clarifications should be noted:

- Provide verification and assessment of existing MEP systems and service to support the intended uses, and design of necessary modifications.
- Facilitate review of Program Statement with campus constituents

In addition to the requirements for preliminary design through construction in the DFD Policy and Procedure Manual for Architects/Engineers and Consultants, the following additions and clarifications should be noted:

- Facilitate review of preliminary and final design documents and review comments with campus constituents.
- Provide exterior perspectives in SketchUp™, Revit™™ or similar quality 3-D graphics program, to engage campus planning staff in design discussion for the new south façade.

Note that per the DFD Policy and Procedure Manual for Architects/Engineers and Consultants, the following services will not be included in the scope of services:

- WEPA compliance actions and document preparation will be contracted separately.

Project Deliverables:

In addition to deliverables noted in the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants* provide the following to DFD and campus:

- Program Statement deliverable shall include: Six (6) bound color copies, letter size. (Diagrams may be 11" x 17", folded to fit in the bound report), and electronic copies, in PDF format,

either downloadable or six (6) CD copies. All diagrams shall be capable of full graphic clarity in either color or black and white.

- For the Board of Regents, provide a minimum of one electronic exterior image (jpeg, png, or PDF) of the building exterior. The image need not be an image created specifically for this purpose but may be an image that is produced as part of the Design Report content.

Consultant Qualifications:

The A/E team should have experience in the design of athletic fields including turf and grass, athletic field lighting or exterior project similar in scope to this project.

Well-qualified teams will have served as either the prime consultant or a sub consultant with design experience in higher education competition athletic fields and athletic venues.

- Turf Soccer field and grass softball field sports design with pole mounted lighting.
- Storm water drainage system design and management.

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 for the following areas of expertise will be required:

- Civil engineering / storm water drainage system and turf field layout and design.
- NCAA Division 1, 2 or 3 competition sports field layout and design
- Pole mounted electric lighting of athletic fields
- Public plaza and landscape design

A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and a brief description of pertinent experience/ expertise for each key staffer.

- A listing of project experience similar to that required for this project.

Consultant teams should consider use of the standard DFD format that is used for AE selection for projects $5 Million or more. Preferably, the submittal should not exceed 15 pages.

Contacts:

UW – Green Bay	Jeff Schulz	920-465-2202	schulzje@uwgb.edu
UW System Admin.	Maura Donnelly	608-263-5742	mdonnelly@uwsa.edu

Project Schedule Summary:

A/E Selection:	Feb 2015
Design Report:	Jan 2016
Bid Date:	May 2016
Start Construction:	Jul 2016
Substantial Completion:	Jul 2017
Final Completion:	Dec 2017

Project Budget Summary:

Construction:	$
Design:	$
DFD Fee:	$
Contingency:	$
Equipment:	$
Other Fees:	$
TOTAL *:	$4,984,000

* The Total Project Budget is firm and must not be exceeded.

Project Conditions and Issues:

Utility Conditions and Issues

This project will be connected to the campus' water, sanitary sewer system, high voltage electrical power system, and campus IP, voice and CATV networks.
The selected A/E team will need to verify:

- All utilities available and whether these are campus or outside utility sources
- All utility capacity, condition, or location issues for natural gas, electric, water, storm, steam
- Known storm water management requirements or other issues
- Known related projects and facilities that will affect or be affected by this project
- 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.

Hazardous Materials Conditions and Issues

No known hazardous materials exist on the site.

Site Conditions and Issues

The site location is believed to have a high bedrock elevation and the possibility of a perched water table exists in some areas. Geotechnical investigation will be required to determine subsoil conditions as they may vary across the site.

WEPA Compliance Conditions

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type II Environmental Impact Statement (EIS). The EIA must be prepared and made available to the public prior to BOR and SBC approval of the Design Report and authority to construct. If unresolved conflicts arise, the project could be elevated for consideration as a Type I Environmental Impact Statement (EIS). The entire WEPA process must be completed prior to solicitation of bids.

Existing Concept Report

Refer to Additional Documents links for previous studies.

Design Concept Study Exceptions

The following exceptions are noted:
Softball field is requested to have lights.
Soccer Seating shall be 750 initially, with expansion capability to 1500.
Softball seating is requested to be 500 initially, with expansion capability to 1000.

Additional Documents

Master Plan Study – Outdoor Athletic & Intramural Facilities	#08K2B	July 2009
http://www.uwgb.edu/facilities/construction/archives/08K2B_AthleticMasterPlan.pdf		
Soccer Complex Design Study	#12B1Q	July 2012
http://www.uwgb.edu/facilities/construction/archives/12B1Q_SoccerComplexPlan.pdf		