



WISCONSIN
UNIVERSITY OF WISCONSIN-MADISON

REQUEST FOR ARCHITECTURAL & ENGINEERING DESIGN SERVICES

**Southeast Recreational Facility (SERF) Replacement
For Enumeration in the 2015-17 Capital Budget**

June 2015

Project No. 14L2T

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Project Background and Purpose

The Division of Recreational Sports (Rec Sports) manages all of UW-Madison's student recreational facilities including the SERF, the Natatorium/Gym Unit II (Nat); the Nielsen Tennis Stadium; and the Camp Randall Sports Center (Shell). Rec Sports also operates over 42 acres of outdoor playfields, including University Bay, Near East, and Near West fields.

Rec Sports facilities served 1.7 million participants in 2012-2013. Patrons consist of enrolled UW-Madison students, who automatically become "members" through payment of the student segregated fee paid alongside their tuition. Affiliates of UW-Madison (faculty/staff, retired and emeritus faculty/staff, alumni, and spouse and domestic partners) may also purchase a membership to access all four Rec Sports facilities. A variety of programs and activities are offered for members: aquatics, fitness and wellness, intramural sports, and sport clubs.

The SERF, was constructed in 1983 for a campus of 43,075 students. It is located at 715 West Dayton Street. In June 2003, an addition opened to provide three additional levels of space to the west end of the building due to facility overcrowding. The SERF currently houses one multi-purpose studio, 8 basketball courts (four of which are non-regulation size), 12 racquetball courts, a 1/10th-mile indoor track, a 63-meter pool, a weight room, a cardio room, and a classroom. The facilities are no longer able to support the recreational demands of students, faculty and staff, and other campus affiliates.

A 2007 Recreational Sports Master Plan (DFD #05J2N) concluded that additional space was needed to meet program demands for Rec Sports and recommended that two projects be undertaken to address overcrowding at the Nat and SERF. In April 2013, Rec Sports began working with a consultant at the recommendation and request of the student government to review its 2007 Master Plan and prepare a new plan (DFD#13D3P) to meet the needs of students as well as faculty and staff. The SERF, Gym/Nat, Nielsen Tennis Stadium, and three different outdoor playfields (University Bay/Far West, Near West, and Near East fields) were included in this master plan update.

The March 2014 referendum as presented to students, included a \$223 million plan to renovate and reconstruct facilities at the current SERF and Nat sites, as well as renovation plans for both the Near East and Near West playfields. Students strongly encouraged the university to consider expansion at the SERF site first due to its higher usage rates.

Several options for renovation, expansion, and new construction were considered. Several options kept the existing pool and demolished the space around. These options proved costly and inefficient. The end result did not include a NCAA compliant pool.

This project has been enumerated as part of the UW 2015-17 Capital Budget at an estimated total cost of \$87,541,000.

Project Description

This project constructs program space for the Division of Recreational Sports (Rec Sports) including a new competition pool at the same location as the existing SERF. The project will

include the demolition of 125,118 ASF/191,254 GSF Southeast Recreational Facility (SERF) and the construction of an 181,830 ASF/250,800 GSF building which is a 31% expansion, or 59,500 square feet. The project includes all the required utility improvements including steam, chilled water, electric and communications distribution systems and equipment. The new facility will house expanded spaces that include strength, cardio, and functional fitness areas; a 9-basketball court gymnasium striped for a variety of sports; an area for comprehensive wellness programming; an indoor walking and jogging track; several multi-purpose rooms; racquetball courts; and administrative areas. An expanded, flexible facility design will accommodate changing trends and program interests and will also provide opportunities for Rec Sports to offer accessible facilities for participants of all abilities.

The project will also include a 50-meter competition pool and a separate diving well to share between Rec Sports, and the Division of Intercollegiate Athletics. The new competition pool is intended to be the home site of the UW-Madison Swimming and Diving program and will be designed to meet NCAA standards for a competition pool. The competition pool will include support spaces such as a dryland training area for swimming and diving, pool storage, visiting team locker rooms, a shared wet classroom, timing and meet management rooms, adjacent pool mechanical rooms. The project will maintain the recently constructed athletic team lockers rooms in LaBahn Arena and the overland link that connects to the current SERF will be maintained in the new building.

This pool will be outfitted for hosting special events with seating for approximately 1,500 spectators, as well as support spaces such as restrooms, concessions, ticketing and an entry lobby and concourse. In addition to creating new opportunities for the Athletics programs, an expanded pool and deck space also creates opportunities for increased community and recreational use including lap swimming, instructional programs, fitness classes, etc.

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:

Pre-Design: 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*, following additions and clarifications should be noted:

- A complete Program Statement per the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*
- The A/E team will prepare documents for, participate in, and assist campus staff in public review including Joint West Campus Area Committee meetings (2 meetings), City of Madison Plan Commission (1 meeting), City of Madison Development Assistance Team (1 meeting), and Campus Design Review Board (3 meetings). It is desired that these meetings occur during the conceptual design phase, the schematic design phase and prior to the

submission of the Preliminary Review and Design Report. The A/E team will also prepare documents necessary for Board of Regents and State Building Commission approvals.

Preliminary Design: 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:

- The A/E will work with the DFD and the appropriate campus staff (UW-Madison FP&M Physical Plant, Campus Planning, Capital Planning, UW Rec Sports, Safety department, and UW Police) to review the Program Statement, Preliminary Review, and Final Review documents. The A/E team will attend a review meeting at each of the Preliminary Review and Final Review stages. The groups will provide written comments to the DFD Project Manager based on the documents, and discuss the comments with the A/E and their sub-consultants. Written responses are required to be provided by the A/E to the DFD Project Manager. The A/E will provide the campus with eight (8) complete review sets in addition to the review sets required for DFD for the Preliminary Review and Final Reviews.
- A/E will provide 3D detailed design renderings illustrating massing, volume of main spaces, finishes, and colors for review by UW Rec Sports and FP&M as the project progresses. These drawings should show information appropriate to the phase of the work (early drawings will show the architecture of the spaces, later drawings will show all colors and materials). These drawings will show exterior elevations and all major interior spaces. These drawings will also be used in the public and city zoning review process for the project.
- A/E will provide interior design services including design and specifications of systems furniture in office areas in addition to design and specification of all other movable furniture. A/E will provide construction administration services for coordinating the receiving and installation of all furnishings. This item should be a line item in the fee proposal.
- A/E will design building signage to include all life safety, room number, informational and way finding. Exterior building identification signage will be coordinated by FP&M staff and paid for by the project.
- A/E will design all required utility improvements including steam, chilled water, electric, and communications distribution systems and equipment; A/E will provide all required utility distribution design and construction specifications and documents.
- The project will include design and construction documents for all landscape and site work around the new facility including new entry sidewalks, retaining walls, and landscape plantings and parking modifications.
- At the end of construction, the A/E will provide the campus with two (2) electronic and two (2) hard-copies each of O&M manuals and record drawings/specifications in AutoCAD/MS Word/PDF format, including the work of all sub-consultants, furnishings, signage, etc. Any renderings or models generated by the AE will also be turned over to the campus.

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:

- Preparation of a Type 1 Environmental Impact Statement for WEPA will be contracted separately.
- Asbestos abatement design will be completed by DFD and will be incorporated into the Demolition documents of the AE's bid set. Asbestos abatement will be performed under the statewide asbestos abatement contract.
- Third party Level-III commissioning will be contracted separately by DFD.

In addition to the requirements in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, deliverables shall include:

- Six (6) bound color copies of the Program Statement, letter size. (Diagrams may be 11" x 17", folded to fit in the bound report).
- 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.
- In addition, for the Board of Regents, provide one mounted color image of the building exterior, approximately 30" x 36", mounted on a foam core board. 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. Also provide an electronic PDF of the image.

Project Schedule Summary:

A/E Selection:	Sep 2015
Design Report:	Nov 2016
Bid Date:	Jul 2017
Start Construction:	Sep 2017
Substantial Completion:	Oct 2019
Final Completion:	Jan 2020

Project Budget Summary:

Demo & Abatement	\$600,000
Construction:	\$68,783,000
Design:	\$5,051,000
DFD Fee:	\$3,053,000
Contingency:	\$6,938,000
Equipment:	\$2,500,000
Other Fees:	\$616,000
TOTAL:	<u>\$87,541,000</u>

Project Conditions and Issues

Utility Conditions and Issues

This project will be connected to the campus' steam system, campus central chilled water system, campus high voltage electrical power system, and campus IP, voice CATV,, building automation and campus building security networks. Examples of information to be provided to the selected A/E team by UW-FP&M include:

- Description of utilities available and whether these are campus or outside utility sources. The entire foot print is constrained by major utilities on sides of the existing SERF footprint. There are two underground ATC owned transmission lines that run along the south side of the existing SERF. There are also utilities along the east campus mall (west side) and the east side near the Kohl Center.
- Known utility capacity, condition, or location issues.

- Known storm water management requirements or other issues.
- Known related projects and facilities that will affect or be affected by this project.

Known existing utilities and future projects are as follows:

- Chilled water supply and return mains with capacity exists within Dayton Street.
- The building utility connections will continue to utilize the City of Madison Water Utility, sanitary sewer, and storm sewer located on the west, north, and east faces of the building.

The loading to these existing utilities are not anticipated to change dramatically with the construction of a larger square footage SERF replacement.

Sustainability Expectations

The DFD Sustainability Requirements should also be followed closely throughout the project.

WEPA Compliance Conditions

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project has been determined to be a Type I action and will require a full Environmental Impact Statement. A majority of the WEPA process must be completed prior to submission of the Design Report for State Building Commission action.

Additional Documents

The following links contain information that informs the design of this project.

UW-Madison Campus Master Plan:

<http://www.uc.wisc.edu/masterplan/>

UW Madison Technical Guidelines

<https://fpm-www3.fpm.wisc.edu/cpd/ConstructionDesignGuidelines/TechnicalGuidelines/tabid/80/Default.aspx>

UW Recreational Sports Master Plan

<http://www.cpd.fpm.wisc.edu/projects/Rec Sports Master Plan - FINAL.pdf>

Attachments

Site Plan

