



UNIVERSITY OF WISCONSIN
WHITEWATER

**ARCHITECTURAL & ENGINEERING
SERVICES**

PROJECT NAME *UW-W Athletic Complex Buildings*

*Baseball Building Addition and Renovation
Athletic Grounds Maintenance Building
Stadium Athletic Services Building Addition and Remodel*

October 2015

Project No. 15J1P

TABLE OF CONTENTS

	PAGE
Project Background and Purpose	3
Project Description	3
Scope of Services	3
Consultant Qualifications	4
Letter of Interest Submittal Requirements	5
Contacts	5
Project Schedule	6
Project Budget	6
Site Requirements	6
Utility Analysis.....	6
Special Requirements.....	6
Sustainability Requirements	6
Additional Documents	6

Project Background and Purpose

UW-Whitewater athletics programs have continued to grow as enrollment has increased. The football program especially has seen significant growth, particularly after the team won multiple Division III championships. The baseball team has won two Division III championships since 2005, and the men’s basketball team won the Division III national championship in 2014. There is a need to expand the support spaces for these growing programs.

The Athletic Services Building was constructed in 1970 and has never been renovated. The Athletic Grounds Maintenance functions do not have their own dedicated space and are currently located in the already crowded Athletic Services Building. The Baseball Services Building provides minimal support for the varsity baseball team. The upper level of the facility is not ADA accessible and the facility does not provide public restrooms or a permanent concessions area.

PROJECT DESCRIPTION:

This project would construct a new 1,400 GSF Athletic Grounds Maintenance Building, and renovate and construct additions to the Athletic Services Building and the Baseball Services Building as described below.

	New Construction		Remodeling		TOTAL	
	ASF	GSF	ASF	GSF	ASF	GSF
Athletic Grounds Maintenance Building	1,350	1,400	0	0	1,350	1,400
Athletic Services Building Addition	2,976	3,150	9,963	13,000	12,939	16,150
Baseball Services Building Addition	5,600	6,700	1,627	2,200	7,227	8,900
TOTALS	9,926	11,250	11,590	15,200	21,516	26,450

Athletic Grounds Maintenance Building: This new facility would house an office with two workstations and file storage, an ADA accessible single occupant restroom, a workshop and tool storage area, a utility sink with an eyewash station, a parking area for five grounds maintenance vehicles, and a vehicle maintenance area.

Athletic Services Building: 13,000 GSF of this existing building will be renovated and 3,150 GSF will be added. The renovated and expanded facility will include: larger locker rooms; new team meeting rooms for both home and visiting teams; a visiting coaches’ locker room; an expanded physical therapy/training area, including a new hydro-therapy room; an equipment storage area; and a ticket office.

Baseball Services Building: 2,200 GSF of this existing building will be renovated and 6,700 GSF will be added. The renovated and expanded facility will include: a larger team locker room with new accessible toilet and shower facilities; a training room; a large multi-purpose room; a larger press box; a spectator deck; and equipment storage areas. A new administrative suite will be created and include: three offices; a small conference room; a large multi-purpose workroom; a kitchenette; and two accessible single-occupant restrooms. The facility will also include: an umpire locker room with accessible fixtures; accessible public restrooms for men and women; a team meeting room; a passenger elevator; and a concessions area.

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*”, and the DFD “*Contract for Professional Services*” as directed by DFD at the Design Kickoff meeting. 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:

Enhanced Program Statement:

- The A/E team will prepare documents for, participate in, and assist campus staff in conducting a program verification process and prepare an enhanced Program Statement, including a report on the capacity and design of all required utilities to serve the proposed facilities, including steam, electric, water, sewer and communications distribution systems and equipment..

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 including Facilities Planning & Management (FP& M) and the UW-Whitewater Athletics Department (WTW-Athletics), to conduct the program verification process. 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 prepare detailed 3D design renderings illustrating massing, volume of main spaces, finishes, and colors for review by FP&M and WTW-Athletics as the project progresses. 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 if necessary.

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 Enhanced Program Statement, letter size. (Diagrams may be 11" x 17", folded to fit in the bound report).
- Electronic copies of the Enhanced Program Statement, 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.
- Detailed 3D design renderings or models, as described above. Any renderings or models generated by the AE will also be turned over to the campus.
- 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.
- Site surveys or geotechnical soils testing will be a reimbursable expense

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 II 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.

Consultant Qualifications

The AE team should have experience within the last ten years with the programming and design of athletic facilities, for a four-year college or university, of a scope and size similar to this project. The AE team should also be familiar with the requirements of NCAA facilities for Division III institutions. The consultant team

should have expertise in sustainable design, including familiarity with use of the LEED rating system and DFD sustainability requirements. The consultant team should be knowledgeable in Universal Design concepts for accessibility and should have experience in working with a diverse constituency in a highly interactive design process.

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:
 - architectural design
 - structural design and engineering
 - facilities programming
 - MEP design
 - site planning and landscape design
 - civil engineering design
- A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and a list of pertinent experience for each key staffer.
- A listing of academic building projects that included technology-equipped classrooms, computer labs, and faculty offices, where programming and planning services were provided.

CONTACTS

UW - Whitewater	Tami J McCullough	262-472-6704	mccullot@uww.edu
UW - System Admin.	Maura Donnelly	608-263-5742	donnelly@uwsa.edu

PROJECT SCHEDULE:

A/E Selection:	Nov 2015
Design Report:	Aug 2016
Bid Date:	Jan 2017
Start Construction:	Apr 2017
Substantial Completion:	Apr 2018
Final Completion:	Aug 2018

PROJECT BUDGET:

Construction:	\$
Design:	\$
DFD Fee:	\$
Contingency:	\$
Equipment:	\$
Other Fees:	\$
TOTAL:	\$4,236,000

Construction schedule will be dependent upon scheduling to minimize disruption to sport programs impacted by this project – mainly baseball and football.

Utility Analysis

Currently domestic water, electric and natural gas follow the service road between the track and the baseball field, past the new softball complex. Data can be run from the Point of Presence Building (POP) which is to the northeast of the track. Exact locations and capacities will be verified during design.

Special Requirements

Although the scope of this project delineates three distinct components, more than one component can be constructed concurrently. The Athletic Grounds Maintenance Building is not dependent upon any sport schedule. The Men's Baseball season begins in March with home games occurring in April and May. Men's Football season begins in mid-August and continues through December. Both facilities are used by camps during the summer months, but with enough notice, other accommodations can be made for these uses (they will still have access to playing fields).

Sustainability Requirements

All consultants at a minimum are required to comply with the DFD Sustainability Guidelines. At this time, the campus does not have any specific sustainability accreditation goals for this project, but are always open to sustainable features, methods of construction or operation that support the campus commitment to long term sustainability.

Site Requirements

The Site Plan shows the locations of each component of the project request: new Athletic Grounds Maintenance Building, existing Baseball Services Building and the Stadium Athletic Services Building.

Additional Documents

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

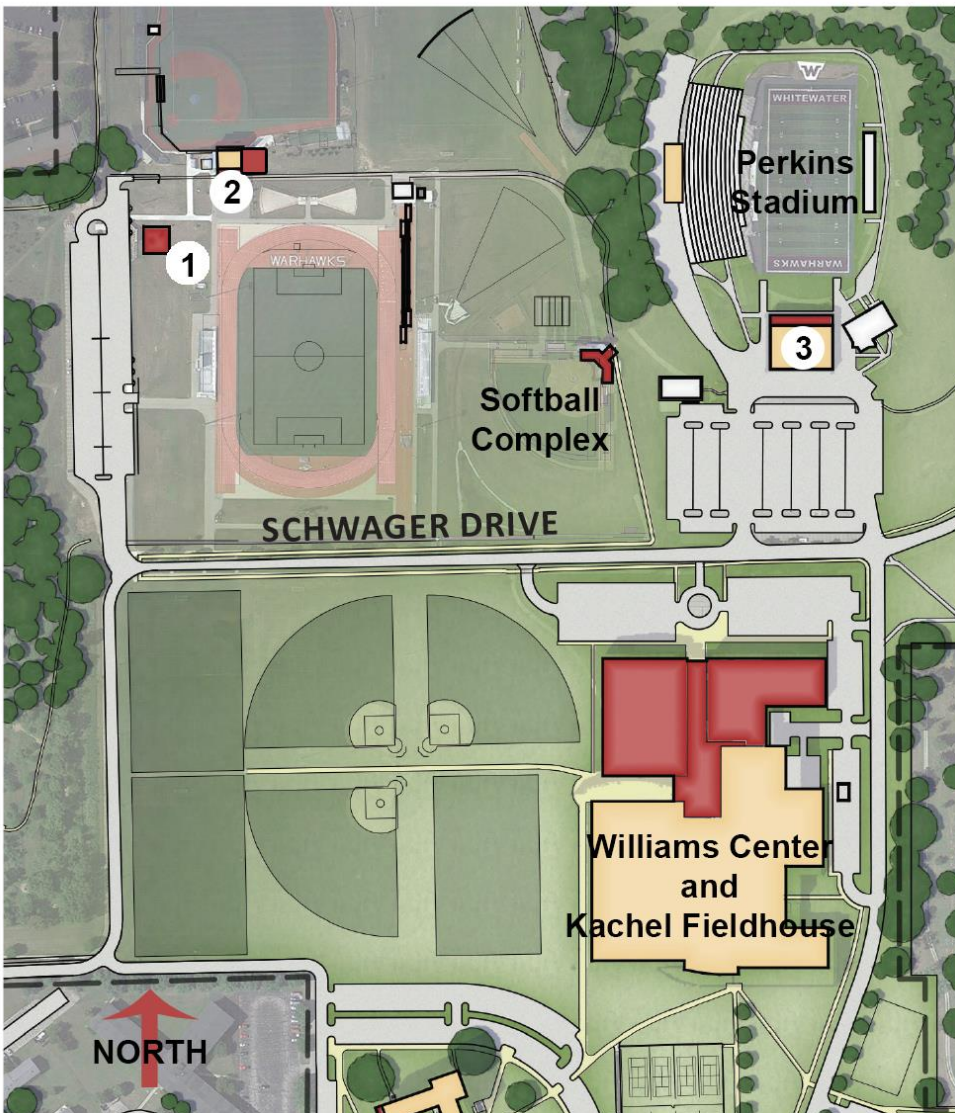
UWW Athletic Complex Buildings AE Req.

UW-Whitewater Campus Master Plan (Final Draft):
<http://www.uww.edu/masterplan>

UW-Whitewater Athletic Space Study:
<http://www.uww.edu/adminaffairs/fpm/> (Link is under Feasibility and Pre-Design Studies)

UW-Whitewater Universal Design Guidelines
http://www.uww.edu/Documents/csd/University_of_Wisconsin_Whitewater_ud_standards_%283%29.pdf

Site Plan



Project Locations

1. Athletic Grounds Maintenance Building
2. Baseball Services Building
3. Stadium Athletic Services Building