

All Agency Project Request

2013 - 2015 Biennium

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|-------------------------|---------------------------|----------------------------|-----------------------------|
| <u>Agency</u> | <u>Institution</u> | <u>Building No.</u> | <u>Building Name</u> |
| University of Wisconsin | Eau Claire | 285-0C-0006 | MCPHEE Physical Education |

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|---------------------------|-------|-----------------------------|---|
| <u>Project No.</u> | 14E4C | <u>Project Title</u> | McPhee Natatorium Air Handling Unit Replacement |
|---------------------------|-------|-----------------------------|---|

Project Intent

This project provides investigation and research, pre-design, and design services to repair, renovate, or replace the natatorium HVAC system to improve safety and operational efficiency. The mechanical system and equipment will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work is anticipated to include replacement of the natatorium air handling unit and most of the associated ductwork including supply, return, and exhaust ducts; replacement of the non-functioning heat recovery system with a new heat recovery system for the natatorium and associated equipment room exhaust systems; and installing new direct digital controls (DDC) for the replacement air handling unit and heat recovery system. New variable frequency drives will be installed on the building heating water pumps. Control valves will be replaced on the buildings heating water system and include. New DDC controls will be installed to control the heating water system. ACM insulation will be abated and replaced with insulation meeting current DFD standards.

Project Justification

McPhee Physical Education (135,202 ASF/196,524 GSF) was constructed in 1969. The natatorium HVAC system is original to the building and is in poor condition. The control systems require frequent adjustment, there is a lack of humidity control, and lack of heat reclaim. Replacement parts for the heating pumps are no longer available. The exhaust systems for the natatorium and equipment room are poorly designed. The outside air ductwork was damaged during the recent replacement of the pool piping systems. The PVC piping installed in an air plenum does not meet current code requirements. The steam heating coil continues to leak despite repeated repairs. The building occupants complain about poor air quality. This causes them to leave doors open that should be closed. High humidity has caused the air dampers to barely function.

A/E Consultant Requirements

Consultants should have specific expertise and experience in the design and coordination of HVAC and mechanical system renovation projects in an institutional setting 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.

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.

A/E Selection Required?

Commissioning

- Level 1
 Level 2

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| <u>Project Budget</u> | | | <u>Funding Source(s)</u> | <u>Total</u> |
|-----------------------|-----|--|---|-----------------|
| Construction Cost: | \$ | | GFSB - Facilities Maintenance & Renovation [Z060] | \$0 |
| Haz Mats: | \$ | | PRSB - [] | \$0 |
| Construction Total: | \$ | | Agency/Institution Cash [] | \$0 |
| Contingency: 15% | \$ | | Gifts | \$0 |
| A/E Design Fees: 8% | \$ | | Grants | \$0 |
| DFD Mgmt Fees: 4% | \$ | | Building Trust Funds [BTF] | \$12,800 |
| Equipment/Other: | \$0 | | Other Funding Source | \$0 |
| \$503,000 | | | | \$12,800 |

Project Schedule

SBC Approval: 02/2015
 A/E Selection: 07/2014
 Bid Opening: 05/2015
 Construction Start: 06/2015
 Substantial Completion: 09/2015
 Project Close Out: 12/2015

Project Contact

Contact Name: Mike Traynor
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 Telephone: (715) 836-2211 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 has been included in the estimated project schedule and project budget. Comprehensive environmental survey inventory data is available on Wisconsin's Asbestos & Lead Management System (WALMS) <<http://walms.doa.state.wi.us/>>.
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?

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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.
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.
Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.
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?
Completion of this project will decrease operational maintenance costs.
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).
Insufficient pool equipment room ventilation.
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.