

# All Agency Project Request

2013 - 2015 Biennium

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<b><u>Agency</u></b>	<b><u>Institution</u></b>	<b><u>Building No.</u></b>	<b><u>Building Name</u></b>
University of Wisconsin	Milwaukee	285-0B-1961	MITCHELL HALL

<b><u>Project No.</u></b>	14H2P	<b><u>Project Title</u></b>	Mitchell Hall Art Gallery Renv
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## **Project Intent**

This project provides investigation and research, pre-design, and design services to renovate the Mitchell Hall Art Gallery. The Art Gallery infrastructure, interior finishes, and interior configuration will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. The design consultant will evaluate proposals to augment or replace the clean agent fire suppression system used to protect artwork and recommend an appropriate design solution.

## **Project Description**

Project work includes reconfiguring four Art History rooms (~ 3,500 SF) into two new spaces, expanding the Art Gallery by ~1,000 SF, and expanding the archive area by ~400 SF. New entrances and gallery lighting in the expanded area will be installed. Minor mechanical work will be required. The dedicated air handling unit serving the project area has the capacity to accommodate the additional load. The current clean agent system may be augmented or a new replacement system installed to serve the entire area.

## **Project Justification**

The campus received a multi-million dollar bequest of artworks from the estate of Emile Mathis II, a Wisconsin art connoisseur, collector, and dealer. The Mathis collection includes more than 1,700 works on paper spanning 500 years, and more than 500 pieces of African art from the 20th century. The bequest also includes funds to renovate and expand the Art History Gallery, which will be renamed the Emile Mathis II Gallery. These funds are limited, and are not enough to upgrade the building infrastructure component that protects the collection from potential fire damage. The project will allow the accommodation of, and expand the presentation opportunities, of these and existing artworks of the collection.

## **A/E Consultant Requirements**

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of interior renovations 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, relevant 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.

## **Commissioning**

- Level 1
- Level 2

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<u>Project Budget</u>	<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost: \$	GFSB - Programmatic Remodeling & Renovation [Z06]	\$0
Haz Mats: \$	PRSB - []	\$0
Construction Total: \$	Agency/Institution Cash [AGF0]	\$31,000
Contingency: 15% \$	Gifts	\$0
A/E Design Fees: 8% \$	Grants	\$0
DFD Mgmt Fees: 4% \$	Building Trust Funds [BTF]	\$0
Equipment/Other: \$0	Other Funding Source	\$0
<b>\$492,000</b>		<b>\$31,000</b>

### Project Schedule

SBC Approval: 04/2015  
 A/E Selection: 10/2014  
 Bid Opening: 05/2015  
 Construction Start: 06/2015  
 Substantial Completion: 09/2015  
 Project Close Out: 12/2015

### Project Contact

Contact Name: Kurt Young Binter  
 Email: <yungbin@uwm.edu>  
 Telephone: (414) 229-2361 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. The Art History Galley will be taken off-line during the construction, though the Gallery sees little use during the expected construction time. Material stored in the Archive area will be relocated during construction and moved into the expanded Archive area once construction is completed.*
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 has been included in the estimated project schedule and project budget. Comprehensive building survey inventory data is not 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. Mechanical utilities in the construction area are largely served by a dedicated air handling unit; temporary shut-down of this unit will not affect adjacent occupancies.*
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.

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7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III?    
*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.    
*Mitchell Hall is listed on the State register. The proposed interior work does not affect historically significant building elements.*
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 summer when the gallery is typically closed and building use is at its minimum for the year.*
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.