

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Platteville	285-OH-0090	CENTRAL STORES/MAINT

<u>Project No.</u>	15C20	<u>Project Title</u>	Giese Central Stores/Maint Rmdl
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Project Intent

This project provides investigation and research, pre-design, and design services to expand maintenance workshops, locker rooms, break room, and training space within existing building space. The building systems and infrastructure will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. This project will create space to accommodate the merger of all facilities maintenance operations into one unit.

Project Description

Project work includes converting storage space in the Stores/Hazardous Waste Annex Building for use as a carpentry and general maintenance shop, including one office and a unisex restroom. Space in the Giese Facilities Management Building will be converted to create new men's and women's locker rooms, a break room, training space, and additional shop space. The office space (4,470 SF) will be remodeled consolidate all office functions of the expanded department. The offices will be an open concept with like functions grouped together. The Safety and Risk Management Office area will have its own office space, along with the call center, and Maintenance and Engineering sections. Conference Room space and Plans Library space will also be remodeled, along with replacement windows and entrance doors. The Giese Facilities Management Building is served by an eight-stall parking area. This project will add ADA-compliant parking, add additional parking (up to four stalls), add parking lot lighting, and construct an ADA-compliant route from the existing parking area to the lobby of the building. This project will also add pavement and retaining wall to improve semi-tractor trailer access to the existing Giese Facilities Management Building loading dock area.

Project Justification

The Giese Facility Management Building (formerly named Central Stores and Receiving) was constructed in 1969 for a campus size of about 4,000 students and 1,800,000 GSF of facilities. It housed the building maintenance department along with other supporting functions. Currently the campus has over 8,000 headcount students and 2,466,000 GSF of facilities. The campus is projected to grow to 10,000 headcount students and 2,934,000 GSF of facilities by the year 2025. This building has not evolved or been renovated to accommodate the growth in campus facilities and population, nor the changes of maintenance staffing.

The HVAC system is original in the office area and has most of its automatic controls have been removed due to failure. The air conditioning system is only able to run at ~60% capacity due to age, and the exterior windows are cracked and the thermal breaks have failed. The workshops area is mostly original, and the break area is located in a partially heated warehouse with inadequate temperature control. This building does not have a women's locker room or shower room, and both men's and women's restrooms have inadequate capacity.

The public entrance does not have a barrier-free accessible route from the parking area into the lobby area. Parking area lighting does not exist for the front parking area, which is a safety issue with staff working after hours. Up to four additional parking stalls are needed for the front parking area, particularly if any existing stalls are converted to ADA-compliant stalls and an accessible route. Semi-tractor trailer turning radius is excessively tight for Central Receiving, and pavement expansion with a low retaining wall into the hillside opposite the loading dock is needed to allow for adequate turning radius/turning spur for semi-tractor trailers.

The completion of this project will allow Facilities Management operations to relocate existing carpentry and maintenance operations from basement of Royce Hall to the Giese Facilities Management Building and Stores/Hazardous Waste Building. The relocation is important, because the basement of Royce Hall fails to meet fire safety codes in regard to housing shop space (carpentry and maintenance) operations.

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A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of office facilities and also industrial or manufacturing facilities 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.

Commissioning

- Level 1
 Level 2

Project Budget

Construction Cost:	
Haz Mats:	
Construction Total:	
Contingency:	10%
A/E Design Fees:	8%
DFD Mgmt Fees:	4%
Other:	\$0
	\$666,000

Funding Source(s)

GFSB - []	\$0
PRSB - []	\$0
Agency/Institution Cash [AGF0]	\$45,000
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$45,000

Project Schedule

SBC Approval: 10/2015
A/E Selection: 04/2015
Bid Opening: 02/2016
Construction Start: 05/2016
Substantial Completion: 09/2016
Project Close Out: 12/2016

Project Contact

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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. Office occupants will be relocated during construction and most of the shop space affected is currently used as storage.

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 ((6) MFD Fire Doors, (26) TF5F-TF10F Fittings on Fiberglass, (380 SF) MCTG Ceramic Tile Grout, (380 SF) MCTM Ceramic Tile Mastic) has been included in the estimated project

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schedule and project budget. Comprehensive environmental 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. Office occupants will be relocated during construction and most of the shop space affected is currently used as storage.
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?
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.
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).
Lack of gender equity of locker room/shower room facilities.
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.