

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	La Crosse	285-0E-0019	CENTER FOR THE ARTS

<u>Project No.</u>	14E4B	<u>Project Title</u>	CFA Elev Inst/Ext Stairs-Walls Repl
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Project Intent

This project provides investigation and research, pre-design, and design services to replace two exterior concrete stairways, a stacked limestone retaining wall and associated concrete walks, and constructs a new ADA compliant elevator addition. The main entryway will be evaluated to identify accessibility and maintenance deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. These improvements are necessary to resolve safety hazards and accessibility issues at the main entrance and to address a failing retaining wall.

Project Description

Project work includes replacing the retaining wall and deteriorated concrete stairways with a new building entrance that includes an interior stairway that is protected from the weather and elements, and a 2-stop elevator that will provide ADA compliant access from the street level to the first floor level of the building. The project will excavate and remove the 14 VF stacked limestone retaining wall, two exterior concrete stairways, and associated concrete walks as necessary to reconstruct the access to the building. A new building entrance, retaining wall, and pedestrian walkway will be constructed. Landscaping and turf disturbed by this project will be restored.

Project Justification

The concrete stairs have deteriorated to the extent that they are a safety hazard. Campus maintenance staff have repeatedly tried repairing the steps with various concrete repair and epoxy products with limited success. This entrance is the main public entrance to the building and to ensure safety during the winter months, a significant amount of de-icer is applied. The tiered and stacked limestone retaining walls are also beginning to fail. The walls are deflecting horizontally in several locations, and soil is spilling out between the stones. The entire wall and stair assembly, constructed in 1974, have deteriorated to the extent that repair is not feasible and complete replacement is needed.

Building occupants and members of the general public frequently indicate that the lack of ADA access to the main floor of the building is a significant problem. The Toland Theatre, Annett Recital Hall, and the Art Gallery are all located on the 1st floor of the building, located 14 VF above the street elevation at the south entrance. There are multiple performances in these facilities throughout the year with significant attendance. The south entrance is the only entrance adjacent to parking and vehicular circulation, and it is considered the main entrance to the building. The east building entrance is also 14 VF above grade and it is not in close proximity to parking or vehicular access. An accessible entrance is located on the north side of the building, but is only accessible to pedestrians. The elevator located on the north side was designed for freight and not passengers, which is both slow and confusing for the general public. Since the main entrance of the building will need to be demolished and reconstructed, it would be prudent to add an ADA compliant elevator to the new entrance.

A/E Consultant Requirements

Consultants should have specific expertise and experience in the design and coordination of academic building construction, site development, and elevator construction 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

A/E Selection Required?

Commissioning

- Level 1
- Level 2

All Agency Project Request

2013 - 2015 Biennium

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.

<u>Project Budget</u>		<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost:	\$	GFSB - Facilities Maintenance & Renovation [Z060]	\$0
Haz Mats:	\$0	PRSB - []	\$0
Construction Total:	\$	Agency/Institution Cash [AGF0]	\$87,800
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
	\$1,399,300		\$87,800

Project Schedule

SBC Approval: 02/2015
 A/E Selection: 07/2014
 Bid Opening: 05/2015
 Construction Start: 06/2015
 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.
Construction will be scheduled to occur during the summer months when the building experiences a reduced level of occupancy. 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?
Hazardous materials abatement is not anticipated on this project. 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?
Construction will be scheduled to occur during the summer months when the building experiences a reduced level of occupancy. 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?

All Agency Project Request

2013 - 2015 Biennium

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.
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?
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).
Tripping hazards and the failed retaining wall will be addressed by this project.
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.