

# All Agency Project Request

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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	La Crosse	285-0E-9912	Utility - Campus Parking Lots

<b><u>Project No.</u></b>	14E4X	<b><u>Project Title</u></b>	Whitney Ctr Loading Dock/Lots R1-R2 Reconst
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## **Project Intent**

This project provides investigation and research, pre-design, and design services to reconstruct the Whitney Center loading dock and service entrance and residence parking lots R1 and R2. The loading dock, parking lots, and adjacent terrain will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. These improvements are necessary to resolve maintenance and physical condition issues as well as improve loading dock functionality for materials/products delivery.

## **Project Description**

Project work includes excavation and removal of approximately 97,400 SF of asphalt pavement, base, and sub-base materials. The lots will be redesigned and reconstructed to provide the most efficient use of parking space. Additional amenities such as storm water management and flood mitigation features, new lighting, landscaping, and signage will also be designed and constructed as part of the project. It is anticipated these new features will result in a loss of available parking, but the resulting design will minimize this impact.

Due to proximity of Lot R2 and the condition of the Whitney Center, project work also includes reconstructing the Whitney Center loading dock and service entrance on the west side of the building and replaces the elevated, cast-in-place concrete pedestrian bridge that spans the loading dock. The dock and approaches, area for waste and recycling dumpsters, and all associated site, landscaping, and pedestrian walkways will be redesigned and reconstructed to replace the deteriorated structures and drives and provide enhanced functionality for deliveries. The cast-in-place concrete bridge will be replaced and all associated walks, site improvements, and landscaping will be reconstructed to meet ADA requirements for entry into the building. Design and construction will need to be coordinated and sequenced with the 13B3K Chilled Water Plant project. The new chilled water plant will be situated in the north end of Lot R1. This parking lot project will not be a full reconstruction of Lot R1 as it exists today, but will reconstruct the entire south end and areas disturbed by the chilled water plant construction.

## **Project Justification**

The parking lots were constructed more than 30 years ago. Routine maintenance (crack sealing, asphalt patching, etc.) has been performed, but the lots have deteriorated where maintenance is no longer cost effective and complete reconstruction is required. The campus is permitted by the WDNR as a Municipal Storm Water Utility Operator, which requires the campus to reduce the amount of suspended solids entering the municipal storm sewer system. The City of La Crosse has recently created a Storm Water Utility that will be assessing fees based on amount of storm water entering the sewer system from impervious areas. Consequently, the campus intends to reduce the amount of storm water leaving the site by constructing storm water management and flood mitigation features.

The Whitney Center loading dock and service drives are all original to the building construction in 1966. They are in an advanced state of deterioration and require constant patching and repair by the campus mason. The campus has recently replaced the pedestrian bridge at the east entrance of the building as part of a project to replace a retaining wall associated with that bridge (ICIQ). During design of that project, the consultants determined that bridge structure had deteriorated to the extent that it could not be saved and should be replaced. The bridge at the west entrance of the building is in equal or worse condition, and it should be replaced as well. There is a storm sewer inlet in the loading dock area that backs-up frequently and the pedestrian bridge and connecting concrete sidewalks and stairs are not ADA compliant.

The functionality of the loading dock has declined with the recent changes in delivery truck types and frequency of deliveries. The current drive-thru style intended for smaller, straight trucks for delivery. The majority of deliveries are provided by semi tractor-trailers, which have difficulty maneuvering within the current area. A new arrangement will accommodate the larger trucks and provide more space for waste and recycling, located near, but not immediately

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adjacent to the service entrance. Trash collection at the Whitney Center is also problematic. The dumpsters are located inside of the lower level of the building, and have to be wheeled out of the building in order to be emptied. This provides greater opportunity for workplace injury, and is not an efficient or sanitary as exterior dumpsters. Access for multiple vehicles to load and unload would allow delivery trucks, catering vehicles or service vehicles to use the area simultaneously.

## A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of parking lot design, asphalt paving systems design, storm water management and flood mitigation, concrete bridge, landscaping, and site development design 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:		\$0
Construction Total:		
	\$	
Contingency:	15%	\$
A/E Design Fees:	12%	\$
DFD Mgmt Fees:	4%	\$
Equipment/Other:		\$0
		\$1,549,000

### Funding Source(s)

GFSB - []	\$0
PRSB - []	\$0
Agency/Institution Cash [AGF0]	\$141,000
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
\$141,000	

### Project Schedule

SBC Approval: 04/2015  
 A/E Selection: 07/2014  
 Bid Opening: 01/2016  
 Construction Start: 05/2016  
 Substantial Completion: 09/2016  
 Project Close Out: 12/2016

### Project Contact

Contact Name: Scott J. Schumacher  
 Email: <sschumacher@uwlax.edu>  
 Telephone: (608) 785-8916 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.

*Construction will be scheduled to occur during the summer months when the demand for off-street parking stalls is reduced. All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.*

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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?
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.    
*The new West Campus Chiller Plant (13B3K) construction is currently scheduled for part of Parking Lot R1. That project will be completely designed prior to the design of this project. This project will redesign and reconstruct the remainder of Parking Lot R1.*
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?    
*Project work is seasonal. Preferred project work schedule should be limited to late fall, winter, and/or early spring months if possible.*
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.

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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.