



THE UNIVERSITY
of
WISCONSIN
M A D I S O N

REQUEST FOR

**ARCHITECTURAL & ENGINEERING
PROGRAMMING & DESIGN SERVICES**

Remodel Biochem Instrument Facility and Former Library

in the

**Deluca Biochemical Sciences Building
and
Deluca Biochemistry Laboratories**

**May 2014
Project No. 14E3R**

TABLE OF CONTENTS

	PAGE
Project Background and Purpose	1
Project Description	1
Scope of Services	2
Consultant Qualifications.....	3
Letter of Interest Submittal Requirements.....	3
Contacts	3
Project Budget.....	4
Project Schedule	4
Additional Documents	4
Attachments	5

Background and Purpose

Recent projects have greatly improved facilities for the Department of Biochemistry in the College of Agricultural and Life Sciences (CALS) and the Department of Biomolecular Chemistry in the School of Medicine and Public Health (SMPH). In 1998, a new biochemistry building was occupied on Babcock Drive. In 2012, both new and heavily renovated facilities opened up on Henry Mall, creating an interlinked building complex of over a half-million square feet dedicated to biochemistry research and instruction.

This project will continue that momentum by improving a shared research instrument facility and providing more office capacity through renovation a small portion of two of these buildings. The project will also improve infrastructure in a variety of other locations within the complex. The proposed remodeling will be within the existing 1985 wing of the Biochemical Sciences Building and the 1998 Biochemistry Labs. The improved facilities will enhance recruitment efforts and strengthen the programs already housed in this complex.

The University of Wisconsin-Madison attracts outstanding, internationally recognized biochemists to its rank of faculty and researchers, in large part due to the long-term vigor and scientific prowess of the departments of Biochemistry and Biomolecular Chemistry. The Biochemistry Department has maintained a position of national leadership during its 120-year history, and remains among the top 10 departments of its kind in the nation. The Department of Biochemistry founded the Wisconsin Alumni Research Foundation at the University of Wisconsin and provides a great majority of its resources. The Biomolecular Chemistry department has also maintained a leadership position during its 78-year history in both research and teaching. It ranks in the top 15% of medical school biochemistry departments in obtaining extramural grant funding per faculty position. Of the 41 members of the National Academy of Sciences who reside in the entire state of Wisconsin, 13 (over 30%) are counted among the current and emeritus faculty of these two departments.

UW-Madison is the only campus in the UW-System to offer Ph.D. degrees in the biochemical sciences. The Biochemistry Department has one of the largest undergraduate majors (350+) on campus and the number continues to increase. In addition to teaching undergraduate and graduate student courses, the Biomolecular Chemistry Department teaches a comprehensive human biochemistry course to 160 medical students each year. The graduate programs of these two departments grant about 25 doctoral degrees and train several M.D./PhD. candidates each year.

Project Scope and Description

This project includes two major space renovations and a series of smaller infrastructure improvements.

First, the 3000 SF Biochemistry Instrumentation Facility (BIF) suite will be completely renovated. Most interior walls will be reconfigured to create a series of both large and small equipment rooms more appropriately sized for modern technology. The space is located on the B1 level of the 1985 wing of the new Biochemical Sciences Building. The project will add microscope rooms with better light and temperature control than currently available. A new small cold lab will be built. Two new fume hoods will be added. Spaces will be electrically intensive, but plumbing and other wet-lab needs will be moderate.

Second, approximately 4000 SF of older, underutilized, 2-story former library space will be renovated into offices, along with some study, computational, and storage space. The space is

located on the southeast corner of the 2nd and 3rd floors of the Biochemistry Labs Building (approximately 2000 SF per floor). The few interior partitions that are there now will be removed, along with the interconnecting stair. New private offices, a few multi-person offices, some computation work space, and some storage space will be built.

A series of infrastructure improvements that will also be accomplished with this project, include:

- Waterproof areas of the exterior foundation of the 1985 wing. Regrade to direct storm water away. Provide pitched floors and drainage in the 1985 wing basement to mitigate lab damage from recent heavy rain events.
- Add a single large center-mounted projector and screen to seminar room 1211. Reprogram the A/V controls.
- Connect existing nearby process chilled water to cold room compressors serving the 2nd and 3rd floor of the 1985 wing.
- Provide emergency power service to equipment serving cold rooms on the 2nd and 3rd floor of the 1985 wing.
- Add security cameras to the main entry doors of the complex. Many of these were already roughed-in with earlier projects.
- Upgrade interior finishes on the 1985 wing elevator. Controls were upgraded with a recent project, but finishes are dated and quite worn.
- Build a publicly accessible computer kiosk station in the lobby of the new Biochemical Sciences Building.
- Repair broken handrail and concrete treads on the exterior stair in the NW corner of the 1985 wing.
- Replace worn rubber stair nosing, treads, and landings in the 1985 wing.

Scope of Services

The A/E consultant team will be selected, based on qualifications, to provide pre-design services, design services, and construction phase services for this project. An initial contract for pre-design services will be executed. Upon successful completion of the pre-design work, a second contract will be executed to provide remaining design and construction administration services. The second contract will be initiated upon satisfactory completion of pre-design deliverables by the consultant and mutual approval by the campus, UW System, and DFD.

In addition to the requirements for preliminary design through construction in the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following additions and clarifications should be noted.

- Include design and specification of interior furniture and signage.
- Include time to engage faculty, staff and students in interactive plan development.
- The consultant should have access to web-conferencing capabilities that can be initiated by the consultant.
- Include meeting time to discuss 35% and 100% plans and review comments with campus constituents.
- Incorporate campus design guidelines.

Note that per the DFD *Policy and Procedure Manual for Architects/Engineers and Consultants*, the following services will not be included in the scope of services:

- Hazardous materials survey, testing, and abatement bid documents will be contracted separately
- WEPA compliance actions and document preparation will be contracted separately

Project Deliverables

In addition to deliverables noted in the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants* provide the following:

- Pre-design Report with room data sheets and building system descriptions
- Sketch-up or similar format graphics to review interior plan development
- Two (2) hard copies (drawings and specifications) of the bid set, the construction set, and the record documents set; and one (1) electronic copy of the record documents set delivered to the campus .

Pre-design Report deliverables shall be as follows:

- Six (6) bound color copies, letter size. (Diagrams may be 11" x 17", folded to fit in the bound report.)
- Electronic copies, in PDF format, either downloadable or six (6) CD copies. All diagrams shall be capable of full graphic clarity in either color or black and white.

Consultant Qualifications

The A/E team should have experience in the design of an instrument lab remodeling project similar in scope to this project.

Well-qualified teams will have served as either the prime consultant or a subconsultant with the following specific design experience:

- higher education lab and office spaces
- A/V modification work to fit within existing systems
- modifying existing building infrastructure to accept uses beyond the original design intent
- diagnosing and mitigating foundation storm water infiltration

Letter-of-Interest Submittal Requirements

The letter-of-interest submitted by the consultant team should include the following information:

- A listing of all firms who will be sub-consultants to the prime consultant, and services that each sub-consultant will be providing. At a minimum identification of consultants for the following areas of expertise will be required:
 - Architect
 - Structural Engineer
 - Mechanical Engineer
 - Electrical Engineer
 - Plumbing/Fire Protection Engineer
- A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and a biography/resume for each key staffer. Include interior designer.
- A listing of project experience similar to that required for this project.
- Consultant teams should consider use of the standard DFD form that is used for full selection.
- Preferably, the submittal should not exceed 15 pages.

Contacts

UW - Madison

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Project Budget, to be verified through the pre-design process:

Budget Item	Cost
Construction	\$
Demolition	\$
Hazardous Materials Abatement	\$
Project Contingency	\$
A/E & Other Consultant Fees *	\$
DFD Management Fee	\$
Movable and Special Equipment	\$
TOTAL	\$2,500,000

* include reimbursable expenses and services contracted for separately such as hazardous materials testing, WEPA compliance, etc.

Project Schedule

Below is the general project schedule that will be finalized upon consultant selection and during the final scoping process of the planning project.

A/E team Selection	July 2014
Begin work	September 2014
Pre-design submittal	October 2014
Design Concept submittal	February 2015
Design Report submittal	April 2015
BOR/SBC Authority to Construct	June 2015
Final Review Submittal	September 2015
Receive Bids	December 2015
Begin Construction	February 2016
Substantial Completion	November 2016
Occupancy	December 2016

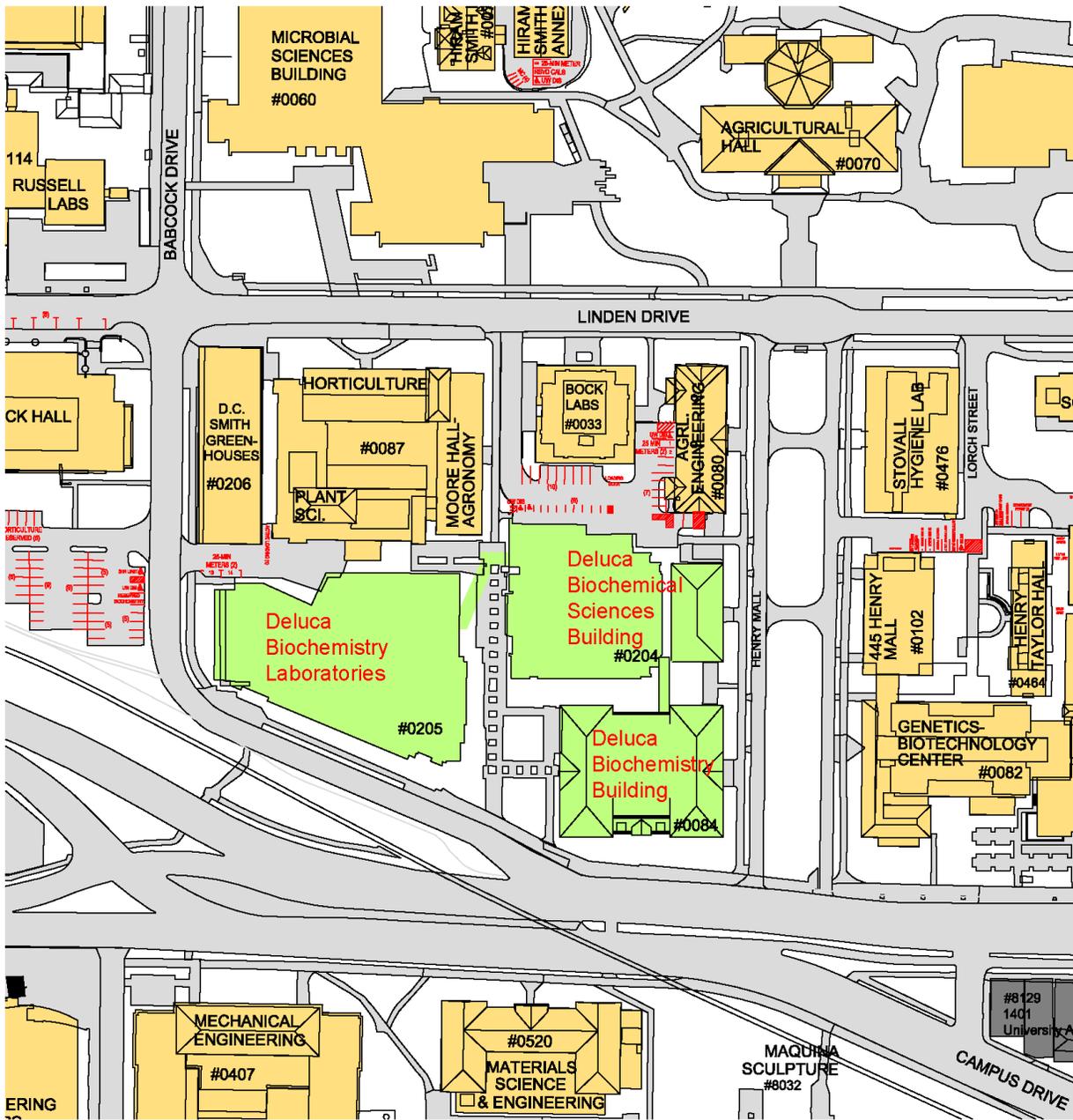
WEPA Compliance Conditions

In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type III WEPA action.

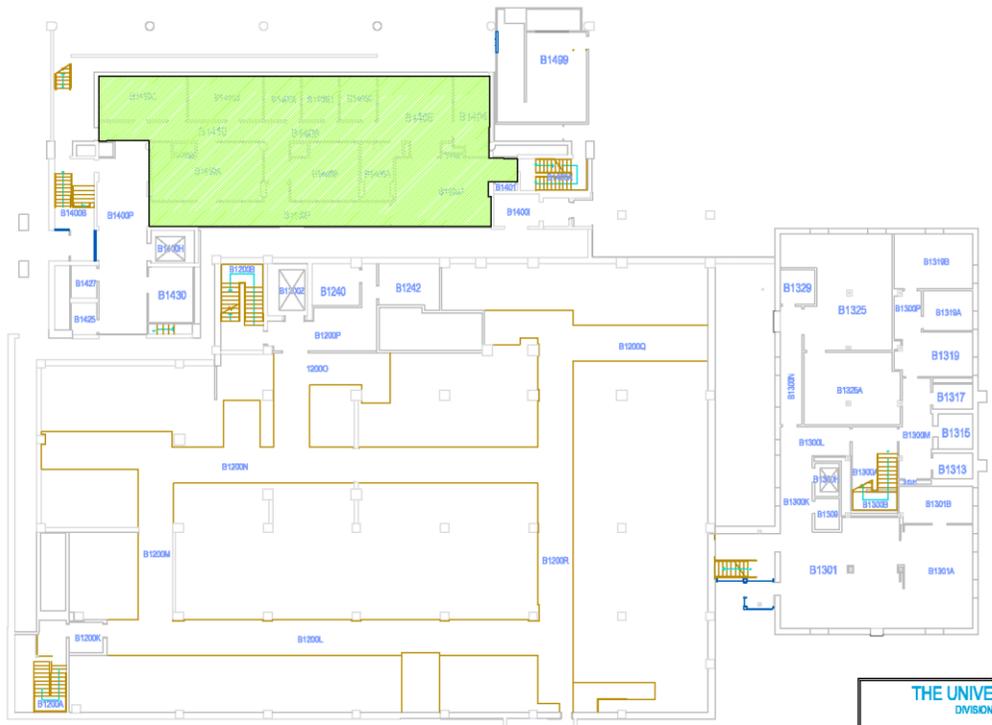
Additional Documents

Attachments

- Attachment A: Site Plan
- Attachment B: Floor Plans, BIF Suite and Former Library



Attachment A: Site Plan



BIF Suite
Deluca Biochemical Sciences Building

