



**REQUEST FOR ARCHITECTURAL &  
ENGINEERING PRE-DESIGN AND DESIGN  
SERVICES**

**Gymnastics Practice Facility &  
Campus Materials Handling/Storage Building**

**February 2013**

**Project No. 12J30**

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## **Project Background and Purpose**

This project will accommodate two distinct needs as identified below. This project will use program revenue funds and is seeking enumeration in the 2013-15 biennium.

### ***UW-La Crosse Womens Gymnastics Practice Facility***

UW-La Crosse is fortunate to have a very successful and robust Women's Gymnastics program. The team has won 15 NCGA Division III championships with 10 of those titles coming in the last 11 years, and Coach Barb Gibson was named NCGA co-Coach of the Year in 2010.

The team currently practices in gymnasium space in Wittich Hall, which was constructed in 1916 as the original campus physical education building. The original building space consisted of a men's gymnasium including a suspended walking track, a swimming pool and various locker room and ancillary facilities. An addition, to house a women's pool and women's gymnasium and locker room, space was added to the south end of the building in the early 1930's. The last significant work that was completed in the facility was a partial renovation completed in 1971 that included removal of the pool from the original building and construction of an office suite in its place. The gymnasiums in the building are currently used by the UW-L women's gymnastics team for their practice.

The campus intent is to do a full scale renovation of Wittich Hall for academic uses as part of a future building stewardship project. However, before renovation of Wittich occurs, there must be space identified for use by the UW-La Crosse Women's Gymnastics Team. The type of space required for this activity is essentially a wide open, high volume space that will accommodate the layout of multiple pieces of gymnastics equipment, large open areas with mats covering the floor, and some areas that can accommodate high volume padded pits for safely practicing various techniques. Miscellaneous toilet, shower and dressing areas and other ancillary spaces are also required, but they will be a small percentage of the overall building volume. Since the space required is open, high volume space with little need for interior walls, the intent is to provide a structure that will provide the needed practice space in a very economical fashion.

### ***UW-La Crosse Storage/Mail & Materials Processing Facility***

The university has suffered from a lack of general storage space for many years. The problem has been exacerbated in recent years by an influx of additional faculty and staff as a result of the implementation of the Growth, Quality and Access initiative. Most of the buildings on campus were not designed with any significant amount of storage in them. And, as spaces in UW-L buildings that were once storage and utility type areas have been remodeled to provide offices and research spaces for new faculty and staff, the area for storage in buildings has dwindled to a negligible amount.

Because there is no general storage space available on campus, large amounts of material that needs either long term or short term storage is now being deposited in the campus stores and receiving area in the Maintenance & Stores building. There is no other place for the material to go. As a result, the receiving area is becoming crowded and the operations space is difficult to navigate with forklifts, delivery vehicles, etc. This is creating a hazardous environment.

Materials have also been stored in multiple single car garages that the university acquired when residential properties within the campus boundaries were purchased in recent years. However, most of those garages have now been demolished to make room for a police building and parking ramp, and to provide temporary parking stalls during construction of the ramp, so that storage space is no longer be available.

At the same time, the university desires to consolidate its mail processing and materials receiving and distribution functions to provide better and more efficient services to the campus. Consolidation of these functions in a facility designed for this type of activity will free up finished space in Graff Main Hall for occupancy by offices in that building that are deficient of space. It will also accommodate the relocation of the materials receiving and distribution functions out of the UW-L Maintenance and Stores Building, which will then allow all of the departments within the physical plant operations to begin to solve their space deficiencies that have been documented in the last several UW-L Physical Development Plans.

The intent is to provide an economical structure to mitigate all of the operational deficiencies that are being caused by the currently fragmented mail and materials handling functions, and to solve the large quantity and variety of unmet storage

needs. Providing a central location for these operations in an area of campus that is already accustomed to circulation of delivery and maintenance vehicles provides the most logical solution to the problem.

## **Project Description**

This project constructs structure(s) to address the stated needs on the same general site on the northern portion of the UW-L campus. The scope of the project and the two space occupancies are as follows:

### ***UW-La Crosse Womens Gymnastics Practice Facility***

This portion of the project constructs a 12,000 +/- ASF/ 15,000 +/- GSF structure to accommodate all practice activities of the UW-L Women's Gymnastics Team. It will be an economical structure constructed on a concrete slab on grade with padded pits for safely practicing various techniques. The facility will also include toilet, shower and dressing areas, and other ancillary support and workspace. It will be located on a site on the North Campus that is currently occupied by a gravel parking lot. (See attached project location plan)

The primary users of the gymnastics facility will be student athletes, coaching staff, and members of the community who attend the outreach and youth sports development programs provided by the gymnastics coaching staff.

### ***UW-La Crosse Storage/Mail & Materials Processing Facility***

This portion of the project will design and construct a new 10,000 +/- ASF/ 12,000 +/- GSF storage and materials handling building. The facility will be an economical structure constructed on a concrete slab on grade. It will create both heated and non-heated secure general storage space, along with space for campus mail and materials delivery, processing and distribution, including office and work space and restrooms. It will be located on the northern portion of the UW-L campus, adjacent to the Maintenance & Stores and Landscape Services buildings. (See attached project location plan)

The primary users of the storage facility will be various university staff involved in the materials handling and receiving functions, as well as vendors making deliveries and picking items up for distribution or disposal.

## **Scope of Services**

The preferred A/E team should have experience with planning, construction cost estimating, construction scheduling, design and construction administration of economically-built indoor athletic practice structures used for an array of purposes. The A/E team should include construction industry partners that can provide highly accurate construction cost estimating and construction scheduling to demonstrate this proposed construction period and project budget can be met or be able to provide alternative solutions to meet the campus' programmatic needs.

The A/E team will be selected based on qualifications to perform all pre-design, design and construction administration services with an initial contract for the pre-design services. The University of Wisconsin (agency) is requesting the A/E provide pre-design services as outlined in the DFD "Policy and Procedure manual for Architects/Engineers and Consultants" (Section 3).

Additionally, the A/E team shall provide the following agency requested pre-design service:

- Provide one color image of both building exteriors, approximately 30" x 36", mounted on a foam-core board. The image need not be an image created specifically for this purpose, but may be an image that is produced as part of the Design Report content. Also provide an electronic PDF of the image.

The following services will not be included in the scope of services for pre-design:

- EIA/EIS services will be contracted separately.
- Commissioning services may be contracted separately.

## **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 subconsultants to the prime consultant, and services that each subconsultant will be providing.
- A listing of key staff for the consultant and subconsultants, roles of each key staff, and a brief description of similar, substantially completed project experience for each key staffer.
- A listing of similar building projects that includes economically-built structures for an array of uses.

## **Contacts**

<b>Institution</b>	<b>Contact Name</b>	<b>Title</b>	<b>Phone</b>	<b>e-mail</b>
UW-La Crosse	Scott Schumacher	Interim Campus Planner	608-785-8019	<a href="mailto:sschumacher@uwlax.edu">sschumacher@uwlax.edu</a>
UW System	Maura Donnelly	Senior Architect	608-263-5742	<a href="mailto:mdonnelly@uwsa.edu">mdonnelly@uwsa.edu</a>

## **Preliminary Project Budget**

The project budget will be further developed as part of the pre-design and preliminary design of the project:

Estimated Total Project Cost	\$4,544,000
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## **Project Schedule**

The project schedule will be further developed as part of the pre-design and preliminary design of the project:

A/E Selection	March 2013
Program Statement Submittal	June 2013
Preliminary Design Submittal	September 2013
Design Report	October 2013
BOR/SBC Authority to Construct	November 2013
Final Design Submittal	January 2014
Bid Date	March 2014
Start Construction	May 2014
Substantial Completion	August 2014
Occupancy	September 2014
Final Closeout of Punch List	February 2015

## **Preliminary Space Tabulation**

FUNCTION	ASF
Gymnastics Practice Facility	12,000
Materials Storage Facility	10,000
TOTAL ASF	22,000
Efficiency	80%
TOTAL GSF	27,000

## **Site Requirements**

The site designated for both of these facilities is campus owned land on the northern portion of the UW-La Crosse campus (see attached plan). The site is located approximately ¼ mile north of the main campus, and it is separated from the main campus by La Crosse Street (US Highway 16) and a large cemetery.

The north campus is the site of the Maintenance & Stores Building and supporting Landscape Services building. The Maintenance and Stores Building houses the offices and shops of Facilities Services, Receiving and Materials Management and Stores and Surplus. Playing fields utilized by both UW-L Athletics and UW-L Student Recreation are also located on the north campus.

## **Utility Requirements**

It is anticipated that the buildings will be designed and constructed with stand-alone, independent heating, cooling and ventilation systems that will not utilize campus steam or chilled water. Depending on analysis, geothermal may be used. It is expected that these facilities will connect to existing municipal sanitary sewer and water systems.

## **Sustainability**

Consultants, at a minimum, will be required to comply with the *DFD Sustainable Facilities Standards*.

## **WEPA Requirements**

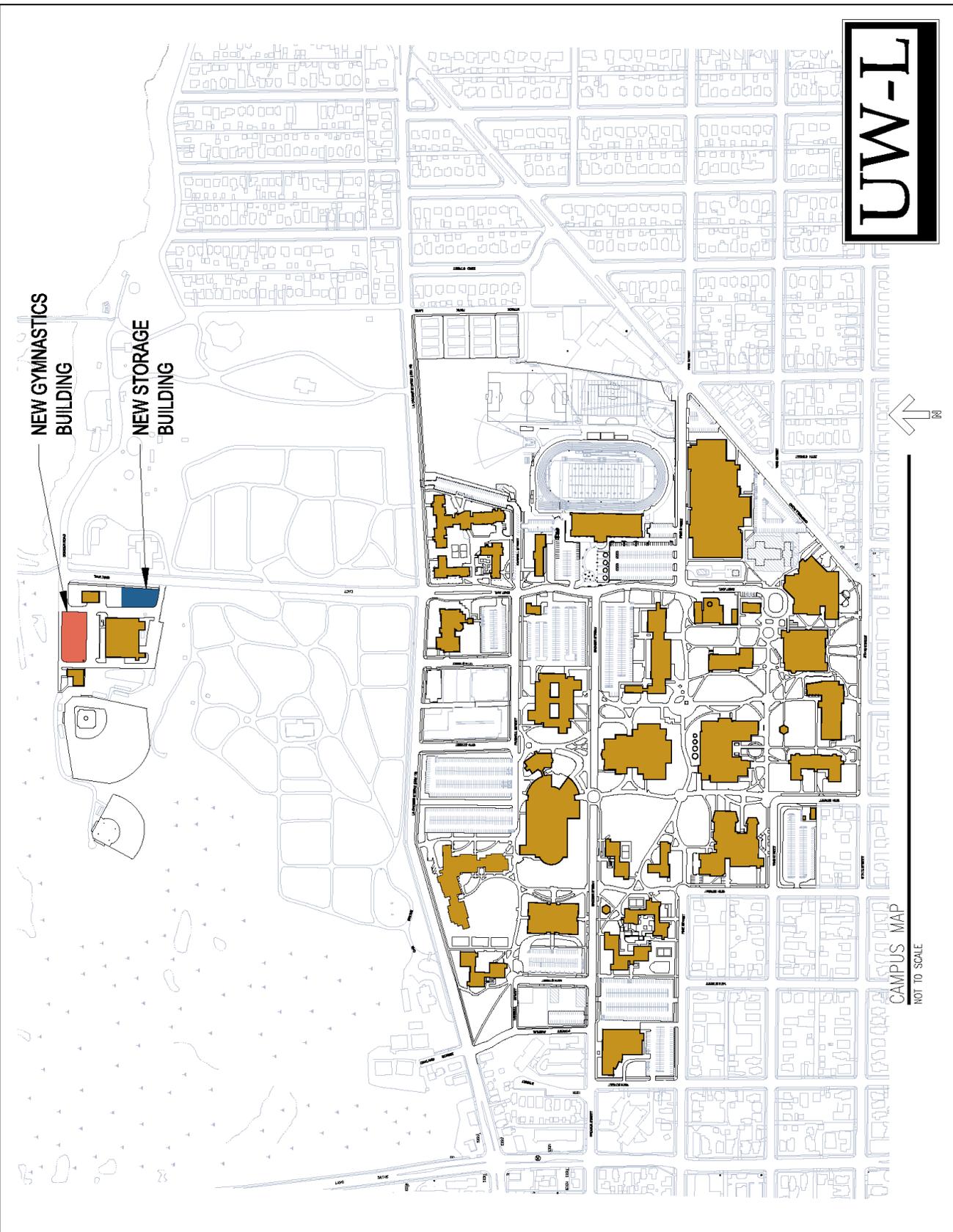
In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type I Environmental Impact Statement (EIS). Public review of the EIS is required and a public information meeting will be held to gather input. The entire WEPA process must be completed prior to solicitation of bids.

## **Additional Documents**

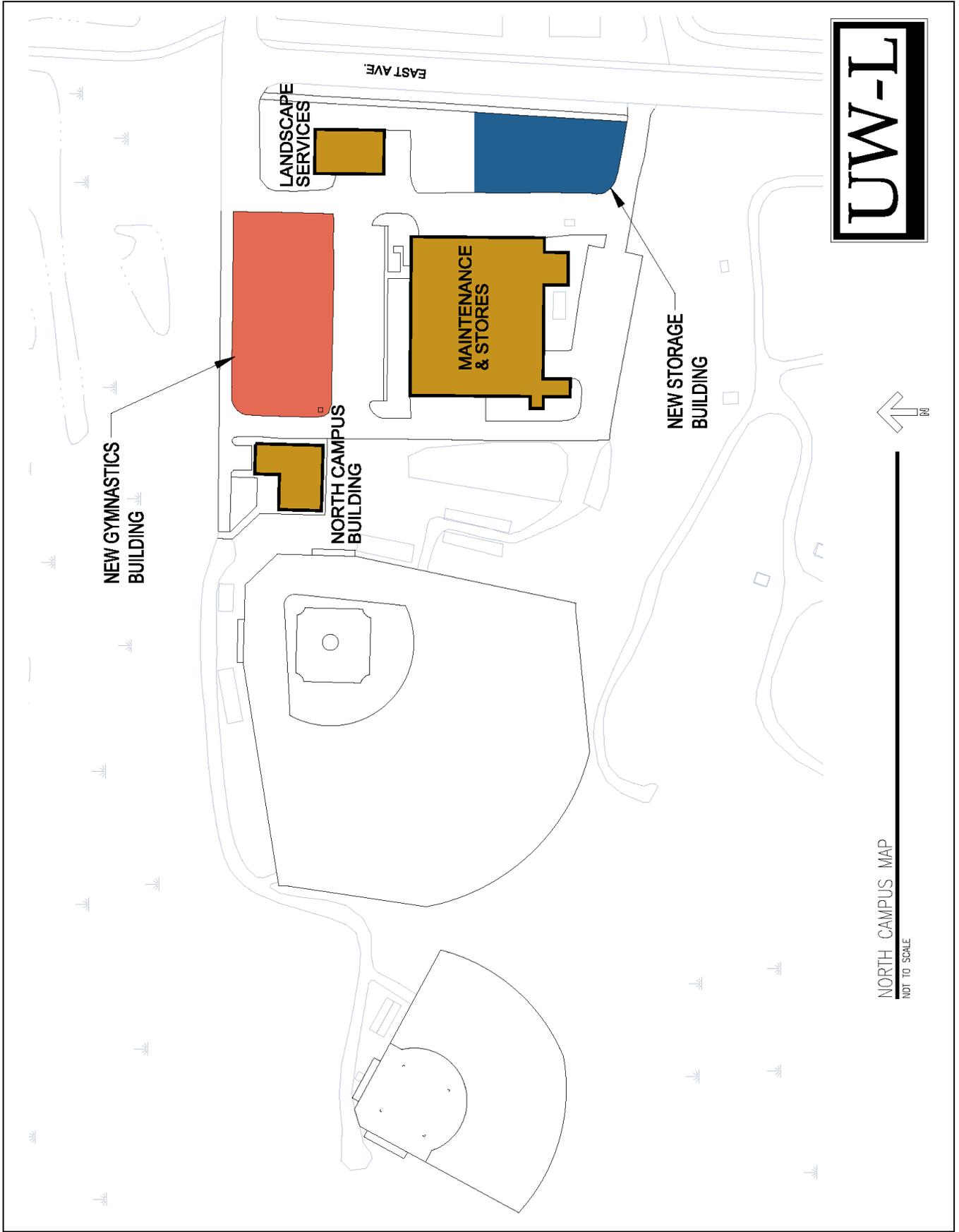
UW-La Crosse Campus Website		
<a href="http://www.uwlax.edu/">http://www.uwlax.edu/</a>		
Campus Master Plan		July 2005
<a href="http://www.uwlax.edu/camplan/extmasterplan.htm">http://www.uwlax.edu/camplan/extmasterplan.htm</a>		

# UW-L

**NEW GYMNASTICS BUILDING**  
**NEW STORAGE BUILDING**



CAMPUS MAP  
NOT TO SCALE



NORTH CAMPUS MAP  
NOT TO SCALE