UNIVERSITY of WISCONSIN
UWMILWAUKEE

REQUEST FOR ARCHITECTURAL & ENGINEERING PRE-DESIGN SERVICES

Student Union
UW-Milwaukee

November 2013

Project No. 12L2R

TABLE OF CONTE NTS

Project Background and Purpose

The current Student Union is located on the southern edge of the Kenwood campus, and consists of an original building and three major additions. The original 15,430 GSF building, located at the west end of the present site, was erected in 1956 to serve a campus of 6,000 students. It was enlarged and remodeled in 1963, adding 94,454 GSF to serve 10,000 students. An addition to the east was completed in 1972, enlarging the Student Union by 200,000 GSF to serve the 23,000 students enrolled. It added student space, meeting rooms, a bookstore and a two-level, 461 stall parking structure. The parking structure is located beneath the east end of the union building and also forms the base of Spaights Plaza, north of the Student Union. The north enclosure, built in 1987, was the last addition to the facility and added 13,294 GSF of space for retail and a food court, to serve a student population that had grown to over 25,000. Currently the Student Union serves a campus population of over 35,000 students, faculty, and staff, with over 27,000 visits to the building each day, and approximately 5.6 million visits per year.

Over the past five years, three studies have looked at Union needs:

In the fall of 2007, the Student Union 2nd Floor Renovation Planning project was initiated (DFD #07E4H), with the goal of completing a schematic design study for renovation of the entire second floor of the Union. Efforts were to focus on improvements to the student lounge spaces, meeting rooms, the Wisconsin Room, and the cinema space. Key goals were to correct building deficiencies related to overcrowding, way-finding, openness, visibility, access, functionality, and aesthetics. As the planning process progressed, it became clear that there were building-wide deficiencies that could not be addressed by improvements only to the second floor. The scope of the project was then revised to study the entire building (excluding the parking structure) identifying physical & functional deficiencies. This study recommended the renovation of 150,000 GSF of existing space and constructing two additions, totaling more than 60,000 GSF.

The 2010 Campus Master Plan (DFD #07G2U) included a broad analysis of campus space needs and possible solutions. The analysis developed projections of space needs based on national benchmarks and identified a current student union space deficit of 106,700 GSF and a future projected deficit of 136,000 GSF. The master plan also identified some potential locations for additions to the Student Union.

In 2011, a feasibility study (DFD #11B2S) was undertaken to address the physical and functional deficiencies identified by the 2007 planning project and the 2010 Master Plan. This study provided a review of previously identified physical deficiencies of the building enclosure and systems, better evaluated capacity and code issues, and engaged students and union users in a planning process that developed a vision and program for the Student Union improvements. This process included intercept interviews, a campus wide on-line survey, specific staff identifying programmatic needs, benchmarking with peer institutions, input of institutional stakeholders, and interactive workshops to review options from repair/remodel/addition to complete replacement. The conclusion reached was that the optimal solution would be a complete replacement accomplished through multiple phases of demolition and new construction. Based on that study, student government held a referendum in March 2012 that approved a segregated fee increase to fund a new student union. However, concerns about the project scope and cost prompted a need to review the project program, scope, and budget.

The various studies identified deficiencies that the new project should correct. They include:

- The Student Union is too small to meet the needs of the current campus enrollment. In particular, dining capacity, lounge space, recreation space, and large group meeting space are undersized to serve current needs.

- The building MEP infrastructure components are past their useable lives and increasingly unreliable, and expensive to operate and maintain.
- The building envelope is energy inefficient, and deteriorating.
- Multiple additions and remodeling projects have resulted in a building with poor wayfinding and dysfunctional relationships.
- The brutalist exterior style of the building is stark and unwelcoming. Much of the interior lacks views to the exterior and has little access to daylight.
- Although the Kenwood Boulevard side of the Student Union functions as a de facto transit hub for the campus, it does not function effectively as a modern multi-modal hub, lacking such common features as weather-protected waiting and facilities for bicyclists.

Project Description

This project will be some combination of replacement space, renovated space, and phased construction that addresses the programmatic needs identified in the feasibility study. Possible project components include:

- Lounge and casual study space
- Dining/food service
- Meeting/event space
- Recreation/fitness space
- Arts/gallery space
- Bookstore space
- Retail space
- Student involvement/organization space
- Student services
- A multi-modal transit hub

This project will replace a pedestrian bridge that crosses Maryland Avenue and connects to the Student Union. The new bridge should be located to reflect proposed circulation paths, and may be enclosed if warranted by the program. The western terminus of the bridge or connector must be done in such a way that it does not obstruct other buildings and/or infrastructure planned in the southwest quadrant of the UWM campus.

Although a portion of the existing Student Union parking structure is beneath the Student Union, it is not intended that this project include renovation of the parking structure, other than ancillary work necessary to construct the project. However, a Facilities Condition Assessment, the proposed project design and phasing, and a constructability analysis will be used to determine what scope of work may be necessary to keep the parking structure operational during future construction.

It is the intended that the resulting scope, budget, and schedule option(s) will be used to request enumeration of all or portions of the project.

Scope of Services

The consultant team is being asked to provide pre-design services for this project. In accordance with the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants* and the *DFD Guide for Developing Program Statements*, this service will be contracted and delivered through completion of a Program Statement with enhancements.

In addition to the requirements for Pre-design in Section 3 of the *DFD Policy and Procedure Manual for Architects/Engineers and Consultants,* the following additions and clarifications should be noted:

- The program summary developed in the 2011 feasibility study should serve as a starting point for program verification and development of a full Program Statement.
- It is intended that other information developed in the 2011 feasibility study will inform the pre-design, but the design team should explore additional design options that may differ from the recommended concept design in the feasibility study.
- Provide the development and analysis of at least three scope, cost, and construction sequencing options that include various extents of renovation, demolition and replacement, and phasing. The options should include through analysis of constructability issues related to the options. The university will select an option or options for further development of a final program statement.

- Provide a Program Statement for the selected option with the following enhancements:
  - A thorough analysis of site characteristics, including parking access, servicing access, transit hub impacts, and pedestrian access.
  - A complete Facilities Condition Assessment for the Student Union, using the information developed in previous studies as a basis, and providing additional information as necessary, using the UW System template. Include an analysis of the potential for renovation and continued use of all or portions of the existing building.
  - A Facilities Condition Assessment for the parking structure, using the UW System template.
  - An initial assessment of the potential for using geothermal energy.
  - Description of the scope, cost, and phasing option(s) as selected by the university.
  - A concept design with building blocking and stacking diagrams of functional areas.
  - An assessment of capacity and condition of utilities serving this project, using available information from UW-Milwaukee, and other information recommended by the consultant team.
  - A contractor constructability and cost analysis.
  - Conceptual descriptions of architectural, structural, AV, and MEP systems.
  - Preliminary Sustainability analysis that identifies potential items for further development, and LEED™ silver certification potential.

- The consultant should be prepared to make up to three formal presentations to non-university groups including neighborhood groups and the City of Milwaukee zoning board.

Deliverables shall be as follows:

- Six (6) bound color copies, letter size, portrait or landscape. (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

Qualified consultants shall have completed pre-design services, including preparation of a program statement for a student union 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:

- Programming and feasibility analysis of student union facilities
- College or university food service experience
- Transportation hub design
- Constructability analysis

- Sustainable design and LEED™ certification experience

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:

- Programming and feasibility analysis of student union facilities
- College or university food service experience
- Transportation hub design
- Constructability analysis
- Sustainable design and LEED™ certification experience
- A listing of key staffers for the consultant and sub-consultants, roles of each key staffer, and a brief description of project experience similar to that required for this project for each key staffer.

- Preferably, the submittal should not exceed 15 pages.

Contact Information

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UW System Admin.	Jeff Kosloske	jkosloske@uwsa.edu	608-263-4417

Preliminary Project Schedule

A/E team Selection	January 2014
Preliminary Program Statement submittal	October 2014
Draft Program Statement submittal	November 2014
Final Program Statement complete	January 2015

Project Requirements

Site Requirements

Depending on phasing, servicing to the existing building will need to be maintained, but may be able to be temporarily relocated. Access to the existing Student Union parking will need to be maintained.

Utility Requirements

This project will be connected to the campus, high voltage electrical power system, IP, voice and CATV networks, and depending on the geothermal feasibility analysis, the campus steam system, and central chilled water system.

In addition, water, combined sewer, and gas utilities are available in the street adjacent to the site.

Examples of information to be provided to A/E team by UW-Milwaukee include:

- Description of utilities available and whether these are campus or outside utility sources
- Known utility capacity, condition, or location issues
- Known storm water management requirements or other storm water issues

The A/E team should be prepared to recommend other information or investigative work that would be required for the team to complete the requested services.

Architectural Requirements

The design of the facility should address the project goals indicated in the Feasibility Report. In addition the design should be transformational, offering a new and exciting gateway to the UWM

campus. Special attention should be given to designing a building that is both appropriate to the campus context and the surrounding residential neighborhoods.

Plumbing, Mechanical, Electrical, Telecommunications, A/V, Security Requirements
Based on studies to date it is assumed that all MEP and Telecom systems in the facility will be replaced, either by new construction or by renovation.

Hazardous Materials
A Wisconsin Asbestos and Lead Management System (WALMS) survey was conducted for this building in 2002. The asbestos containing materials identified, primarily floor tile and pipe insulation, will be abated as part of a future project, and be designed and bid separately by an asbestos consultant hired directly by DFD.

Sustainability
In addition to meeting the DFD *Sustainable Facilities Standards,* the university will evaluate the feasibility of obtaining LEED NC ™ silver certification for this project.

WEPA Requirements
In accordance with the Wisconsin Environmental Policy Act (WEPA), this project will require a Type I Environmental Impact Statement (EIS). The EIS process will be initiated during the design phase of the project.

Special Requirements

Master Plan
This project will need to be developed in conformance with the 2010 Campus Master Plan.

Operations
To the greatest extent possible, existing Student Union operations and services will be maintained during the project. This may be achieved through relocation of existing services and offices to temporary space in the Northwest Quadrant, a phased construction process, or a combination of both.

The Student Union Parking facility, which is partially located beneath the Student Union and is accessed from Kenwood Boulevard at the east side of the union building, is a major campus parking resource. Therefore the proposed design and phasing should minimize disruption of access and operations, including providing temporary access if necessary.

Zoning
The proposed project site is currently zoned Institutional. However, a variance may be required for building height and set-backs.

Additional Documents

The following documentation is available on-line:
- 2008 Student Union Conceptual Planning Study http://www4.uwm.edu/uap/links/upload/2008_Student_Union_Conceptual_Planning_Study-2.pdf
- 2010 Campus Master Plan http://www4.uwm.edu/master_plan/index.cfm
- 2012 UWM Student Union Feasibility Study – Draft http://www4.uwm.edu/uap/links/upload/2012_UWM_Student_Union_Feasibility_Study_Draft.pdf
- Kenwood Campus Map http://www4.uwm.edu/map/map_color.pdf

The following information will be made available to the selected consultant team:

- Existing site survey in AutoCAD including utilities and surface features.
- Block floor plans in AutoCAD of all buildings
- Construction documents for existing buildings

CAMPUS AERIAL MAP