REQUEST FOR ASBESTOS ABATEMENT DESIGN SERVICES

Gymnasium/ Natatorium Replacement
University of Wisconsin
Madison, WI
DFDM Project No. 18H3E

August 2019

For
THE STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION, DIVISION OF STATE FACILITIES
101 East Wilson Street, 7th Floor - P.O. Box 7866
Madison, WI 53707

PROJECT INFORMATION

BACKGROUND

The original facility was constructed in an era and for a purpose vastly different than current physical activity demands. The building was designed to host men-only physical education classes and activity. It was expanded with single-use activity rooms, long windowless corridors between activity spaces, and men's restrooms. The Gymnasium/Natatorium boasts annual participation from 1.5 million campus users and 100,000 users from the hosted special events. It provides facilities for robust fitness and wellness programs and a multitude of sports, swimming, and group-based activities options. The 2007 Recreational Sports Master Plan was updated in 2013. A campus referendum was approved in March 2014 that included a $223 million plan to reconstruct the Southeast Recreational Facility and the Gymnasium/Natatorium and to renovate the Near East and West Playfields. A feasibility study was completed in 2017 to validate the programmatic needs for the replacement facility, and this proposed scope of work and budget estimate is based upon that effort.

PROJECT DESCRIPTION

This project razes the original Gymnasium/Natatorium, prepares the site, and constructs a new replacement facility with an adaptive fitness laboratory for the Kinesiology program, basketball courts, ice sheet with spectator seating, indoor track, multi-purpose activity spaces, racquetball courts, expanded fitness for cardio and strength training, and a wellness center for Recreational Sports. These amenities are prevalent at peer institutions. Although the modest net square footage increase will still not meet the National Intramural and Recreational Sports Association (NIRSA) standards for square footage per student, it will allow the Recreational Sports program to grow and provide increased accessibility, visibility, and utilization by students. As the university seeks to increase enrollment, additional facilities will be required to accommodate that growth and the critical space needs have been identified and included in this request. The following summary is the construction cost portion for the proposed scope of work.

Demolition	249,579 GSF
Renovation	0 GSF
New Construction	262,108 GSF

The new facility will be designed to promote a connection to the exterior campus, with natural light permeating deep into the interior to allow a natural interaction between the activities taking place both inside and outside the building. The proposed additional square footage is anticipated to produce a significant increase to space utilization by maximizing the connections between and among various activities. Some of these connections will be blended into each other, thus removing the circulation component. New and enhanced activity spaces and opportunities are anticipated to generate revenue for the Recreational Sports programs from club sports, faculty, staff, community, and external entities that use the facility, for example the Wisconsin Interscholastic Athletic Association (WIAA).

Completion of this project will also allow Intercollegiate Athletics, as per their master plan, to repurpose and fully occupy the Camp Randall Sports Center, space that is currently shared with Recreational Sports. A new ice arena, with a singular new sheet of ice, will be located in the proposed new

Gymnasium/Natatorium and effectively relocating the sheet of ice currently located in the Sports Center. The campus has secured a gift donation to be dedicated specifically to the creation of a new ice arena.

PROJECT COST

The current total project cost estimate is $106,747,550; and the construction budget is approximately $77,691,000 (2019 dollars).

The Asbestos Abatement Design Services provider will be contracted separately from the design team and will report directly to the DFDM Project Manager and the DFDM Construction Representative.

PROPOSED PROJECT SCHEDULE

Prime AE Selection	April 2019
Selection - Asbestos Abatement Design	August 2019
Design Report	December 2019
Bid Date	December 2020
Start of Construction	February 2021
Substantial Completion	August 2021
Final Completion	December 2022

Asbestos Abatement Design Services will commence immediately upon execution of a contract and will conclude with post-occupancy services approximately one year after Substantial Completion of the new facility.

PROJECT DESIGN TEAM

Role	Organization/Firm	Contact Person	Contact Email	Contact Phone
Owner	State of WI – DFDM	Wendy von Below	Wendy.vonBelow@wisconsin.gov	(608) 266-1576
Prime A/E	Kahler Slater	Jeff Piette	JPiette@kahlerslater.com	(414) 290-3763

CONSULTANT QUALIFICATIONS

Firms and/or individuals providing Asbestos Project Designer (APD) services will be required to have performed similar services on projects of similar scope. Provide documentation of expertise, experience and qualifications including relevant past projects as a separate attachment along with the proposal. Identify the individual on staff holding a current certification as Asbestos Project Designer per WI DHS 159 that will be assigned to the project. This individual will be the sole point of contact for all communications with DFDM.

SCOPE OF ASBESTOS ABATEMENT DESIGN SERVICES

1. Asbestos Project Designer (APD) will prepare a design for abatement of asbestos-containing materials (ACMs) and building demolition required for the subject project and provide construction phase inspection services. APD will coordinate with the work of the prime Architect/Engineer (A/E) indicated above. The APD design services are to include preparation of bidding documents using the DFDM master specification for asbestos abatement, DFDM front end documents, and drawings based on the Demolition design documents prepared by the prime A/E.

   - Utilize asbestos survey data from the Wisconsin Asbestos and Lead Management System (WALMS).
   - The APD will be contracted directly by DFDM to provide technical specifications and drawings for asbestos abatement and building demolition to be incorporated into the project bid documents based on demolition drawings to be developed and provided by the A/E.

- The asbestos abatement and building demolition bid package will be included with the project bidding and construction documents and identified as “Work by Others” on General Prime Contractor (GPC) and Mechanical, Electrical, Plumbing (MEP) plans.
- There will be one set of drawings, one set of technical specifications and typically three separate front-end documents, one each for asbestos abatement and building demolition, MEP and GPC. APD will prepare front end bidding document, technical specifications and drawings for asbestos abatement and building demolition. A/E will prepare front end bidding documents, technical specifications and drawings for MEP work and for GPC work. Asbestos Abatement Contractor (AAC), and GPC will typically bid two weeks after the MEP.

2. APD will estimate quantities of ACM to be removed and prepare a construction cost opinion of asbestos abatement and building demolition.

3. APD will perform additional bulk sampling, as needed, to identify the type and extent of asbestos affected by the building renovation or demolition.

4. APD will inspect each asbestos abatement work area at the completion of the work to release the AAC to dismantle the regulated area. Air monitoring services will be required for work in occupied buildings and will not be required for work in unoccupied buildings and buildings being demolished.

5. APD will make Preliminary Design and Final Design document submittals for review, incorporate review comments into the documents and reply to review comments via WisBuild. APD will upload Bid documents to the DFDM File Transfer Site. APD will incorporate all addendum changes and upload Construction Documents to DFDM File Transfer Site.

6. During design phase, APD will attend design meetings and the pre-bid walkthrough. During construction phase, APD will attend the pre-construction meeting, bi-weekly progress meetings and perform final inspections. Final inspections will include air monitoring when deemed necessary. After abatement is complete the APD will schedule and attend a pre demolition walk through with a WDNR inspector.

7. At the completion of the project, APD will update WALMS database room by room inventory to indicate ACM removed by the project and provide a summary of the project in the comment log. APD will provide a final report in PDF format summarizing the project; including contractor submittals, APD daily reports and laboratory analysis reports.