REQUEST FOR ASBESTOS ABATEMENT DESIGN SERVICES

Student Union Renovation
University of Wisconsin – Milwaukee
Milwaukee, WI
DFD Project No. 18L2V

July 2020

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
The UW-Milwaukee Student Union site is located on the Campus of the University of Wisconsin – Milwaukee at 2200 E Kenwood Blvd, Milwaukee, WI 53211. It is a complex building of approximately 350,000 SF that began with an original structure constructed in 1954 and was expanded with three significant additions in 1962, 1969 and 1986. In addition, many renovations have occurred throughout its history.

The following is a summary of the project scope as identified in the Pre-Design report:

1. MEP / FP:
   a. Replacing the major AHU’S with new units in new and expanded penthouses;
   b. Upgrading electrical service and replacing the generator;
   c. Adding automatic sprinkler protection to all renovated areas;
   d. New lighting in all renovated areas.

2. Shell and Core Scope:
   a. Exterior façade repairs (selected areas to meet allowance consisting primarily of concrete repairs);
   b. Enclose Northeast Stair;
   c. New west penthouse and addition to existing east penthouse;
   d. Replace skylights over Concourse;
   e. Elevator Repairs / Replacement;
   f. New West Entry;
   g. Kenwood Entry Renovation;
   h. Spaights Plaza entry upgrades (canopy & signage);
   i. Adding window wall along the east side of the south façade at Street and Campus Levels.

3. Interior Remodeling of approximately 120,000 square feet including:
   a. Relocation of CASE Groups;
   b. East / West Concourse Connector at the Street Level starting with new west entrance and continuing east to Bookstore Monumental Stair;
   c. Art Gallery / Computer Center relocations;
   d. Student Organization Renovation;
   e. Concourse Upgrades;
   f. Remodeling of Level 2 and 3 public spaces;
   g. Replace Fire Shutters into Concourse at Campus & Level 2;
   h. Wisconsin Room Upgrades.

Schematic design level drawings are available showing the project scope of work.

The total project budget is $40,723,000; and the construction budget is approximately $28,000,000.
The Asbestos Abatement Design Services provider will be contracted separately from the design team and will report directly to DFD Project Manager and the DFD Construction Representative.

**PROPOSED PROJECT SCHEDULE**

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<th>Role</th>
<th>Organization/Firm</th>
<th>Contact Person</th>
<th>Contact Email</th>
<th>Contact Phone</th>
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</thead>
<tbody>
<tr>
<td>Owner</td>
<td>State of WI – DFDM</td>
<td>David Hoffman</td>
<td><a href="mailto:david.hoffman@wisconsin.gov">david.hoffman@wisconsin.gov</a></td>
<td>(608) 712-6945</td>
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<tr>
<td>Prime A/E</td>
<td>HGA Architects, Inc.</td>
<td>Kevin Allebach</td>
<td><a href="mailto:KAllebach@hga.com">KAllebach@hga.com</a></td>
<td>(414) 520-6513</td>
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Asbestos Abatement Design Services will commence immediately upon execution of a contract and will conclude with a post-occupancy services approximately one year after Substantial Completion of the new facility.

**PROJECT DESIGN TEAM**

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<tr>
<th>CONSULTANT QUALIFICATIONS</th>
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<td>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 DFD.</td>
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**SCOPE OF ASBESTOS ABATEMENT DESIGN SERVICES**

1. Asbestos Project Designer (APD) will prepare a design for abatement of asbestos-containing materials (ACMs) and related 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 DFD master specification for asbestos abatement, DFD front end documents, and drawings based on 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 DFD to provide technical specifications and drawings for asbestos abatement and related 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 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, MEP and GPC. APD will prepare front end bidding document, technical specifications and drawings for asbestos abatement and related 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.
3. APD will perform additional bulk sampling, as needed, to identify the type and extent of asbestos affected by the building renovation.

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 DFD File Transfer Site. APD will incorporate all addendum changes and upload Construction Documents to DFD 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.

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.