

**AGENCY REQUEST
FOR A/E SELECTION
January 2024**

AGENCY: Department of Administration

DOA CONTACT: Ted Crawford; (608) 266-1674; ted.crawford@wisconsin.gov

LOCATION: Site of the Decommissioned Hill Farms Heating Plant
4630 University Avenue, Madison
Dane County

PROJECT REQUEST:

Request A/E design services for design through construction administration for the renovation and repurposing of the decommissioned Hill Farms Heating Plant to a General Storage Facility for an estimated \$2,365,479 PRSB. A/E services will follow the DFD “*Policy and Procedure Manual for Architects/Engineers and Consultants*”, and the DFD “*Contract for Professional Services* as directed by DFTS at the Design Kickoff meeting. Services may be contracted for in multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables.

The A/E design team for this project shall have specific expertise and experience in the design, coordination, and renovation of existing facilities. The successful A/E design team should indicate specific projects from experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

PROJECT NUMBER: 19F3C

PROJECT DESCRIPTION:

This project remodels 19,200 GSF of the decommissioned Hill Farms Heating Plant (HFHP) into approximately 11,400 GSF of general building storage space. The decommissioned HFHP consists of 3 floors with an attached coal tower. The basement exterior walls are cast in place concrete walls and interior walls are primarily CMU. On the first floor is a steel pan concrete deck with exterior walls of brick masonry and CMU back up wall. Steel structure supports the remainder of the building. The second floor is a composition of concrete deck and metal grate catwalks and platforms at various floor heights to accommodate access to the existing equipment. An AE consultant with DFTS staff completed a visual inspection of the exterior determined that the facade is in very good condition with the exception of the window frames and jambs needed paint. The brick masonry is in good condition but there is minor erosion of mortar joints along the driveway on the southwest corner. The sealant along the vertical in-sets of the brick façade and on the chimney are in good condition and do not need replacement or repair.

Project scope includes in-filling the floors where the existing boilers are located, asbestos abatement, masonry work, installation of a new freight elevator & dock lift and minor painting and minor painting. The mechanical systems will provide ventilation and the electrical system includes lighting and power systems. Minor plumbing includes floor drains and minimum water supply for the bathroom and locker room.

An environmental site assessment is already in progress and will need to be finalized to ensure the success of the building being re-purposed to provide storage space for DOA owned facilities. Minor sitework is included in the project. Overall, the site will not be disturbed so that there will be no significant soil remediation requirements.

JUSTIFICATION:

The decommissioned Hill Farms Heating Plant is located at 4630 University Avenue, Madison, adjacent to the Hill Farms DEL Building Complex and the Blackhawk golf Course. DFD has approved the reallocation and combining of funding from the Hill Farms DEL Heating Plant Demolition (19F3C) and the Pole Barn Building Storage at Femrite (23A1F) and the adjusted project scope for the Hill Farms Storage Facility project. Per DFD, this project does not need to go back to the State Building Commission review/approval.

The existing building will be repurposed to provide general storage space for DOA operations in the Madison area. Non-hazardous storage, and other items will be relocated from the State Natural Resources Building (GEF II), the State Education Building (GEF III), the State Human Services Building (1 W. Wilson Street State Office Building) before the State decommissions and sells these properties pursuant to the Governor’s 2030 Vision Plan. Additionally, there are other buildings in the Madison area temporarily housing storage items that will also be moved to the new Hill Farms Storage Facility when completed. It is anticipated that this facility will be the primary location for storage in the Madison area.

The successful A/E Team will be provided with existing site plans, DFD project 19F3C Final Review documents, updated “As Built” drawings of the new storage facility, photographs, and other background and supplemental information.

PROJECT BUDGET & SCHEDULE:

Construction	
Design	
DFD Mgmt.	
Contingency	
FFE	
Other Fees	
Total	\$2,365,479

A/E Selection	Jan 2024
Design Report	June 2024
SBC Approval	N/A
Bid Opening	Aug 2024
Start Construction	Oct 2024
Substantial Completion	April 2025
Final Completion	June 2025