

**AGENCY REQUEST  
FOR A/E SELECTION  
JANUARY 2020**

**AGENCY:** Department of Administration (DOA)

**AGENCY CONTACT:** Ted Crawford; (608) 266-1674; [ted.crawford@wisconsin.gov](mailto:ted.crawford@wisconsin.gov)

**LOCATIONS:** State Industry & Labor Building (GEFI) (19K2N)  
Madison Wisconsin  
Dane County

State Natural Resources Building (GEFII) (19K2O)  
Madison Wisconsin  
Dane County

State Administration Building (19K2P)  
Madison Wisconsin  
Dane County

**PROJECT REQUEST:**

Request A/E design services for pre-design through construction administration of elevator modernization projects at the above three buildings for a total estimated cost of \$5,380,400 PRSB. 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 construction of elevator projects in office buildings. 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.

All projects require the evaluation of the existing elevator system to identify issues, as well as, verification of project scope, schedule and budget estimates to assure accurate development and production of design and bidding documents. Additionally, the hired A/E team should develop design alternatives and recommendations for appropriate corrective measures.

**PROJECT DESCRIPTION State Industry & Labor Building (GEFI) (19K2N)**

Project scope will address any maintenance issues, deteriorating ride performance, and building code changes, to ensure that the elevators in the project will function properly, meet ADA requirements and have life safety systems that allow full fire service and smoke recall on all floors. The hired A/E will confirm the condition and modernization needs or upgrades for the following: two Six-Stop Traction Passenger Elevators; three Four-Stop Traction Passenger Elevator and one Six-Stop Traction Freight Elevator.

The original elevator equipment was installed in 1972 and the controllers were replaced in 1996. All equipment is at the end of its service life. Scope includes the replacement of the cars, car

doors, car door operators, controls and drive motors. The condition of the rails and car slings should be assessed and the equipment replaced as needed. AC motors with VFD drive and a rope brake to be installed. Consideration should be given to the replacement of the hoist machines with energy efficient, regenerative AC gearless machines. The elevator control systems to be replaced with microprocessor controllers to improve energy efficiency and traffic management. Fire fighter service operation will be provided including all fire alarm devices and fire alarm control panel interfaces. Heating and cooling to the equipment appears should be reviewed to ensure it is adequate. Lighting and outlets in the Machine Room and hoist ways need to be upgraded. Elevators to be modernized one at a time at this building.

**JUSTIFICATION:**

The State Industry & Labor Building (or GEFI) is located at 201 E. Washington Avenue in Madison. This facility was constructed during 1972 and has 441,138 GSF with four stories above ground and two basement levels. The GEFI provides administrative office space for the Departments of Workforce Development, Children & Families, and Administration. The building has five passenger elevators and one freight elevator servicing the building. The original equipment was installed in 1972 and the controllers were replaced in 1996. Due to the condition and age of the equipment, a full replacement is needed. The upgrades will ensure that the elevators function properly, meet ADA requirements, and have life safety systems that allow full fire service and smoke recall on all floors.

In 2012, a consultant provided a condition assessment, repair recommendations and budget costs for elevators located in DOA buildings in the Madison area. The successful A/E will be provided with this information, along with floor plans and other supporting documentation.

**PROJECT BUDGET/SCHEDULE**

Construction	
A/E Fees	
DFDM Mgmt. Fee	
Contingency	
Equipment	
Other Fees	
Total Project Cost	\$ 2,104,100

A/E Selection	Jan-2020
Design Report	Jun-2020
SBC Approval	Aug-2020
Bid Opening	Nov-2020
Start Construction	Jan-2021
Substantial Completion	Jan-2022
Final Completion	Mar-2022

**PROJECT DESCRIPTION: State Natural Resources Building (GEFII) (19K20)**

Project scope will address any maintenance issues, deteriorating ride performance, and building code changes, to ensure that the elevators in the project will function properly, meet ADA requirements and have life safety systems that allow full fire service and smoke recall on all floors. The hired A/E will confirm the condition and modernization needs or upgrades for the following elevators: Two Eight-Stop Traction Passenger Elevators; One Ten-Stop Traction Passenger Elevator; and One Ten-Stop Traction Freight Elevator.

Original elevator equipment was installed in 1978, and the elevator controllers were replaced in 1998. All equipment is at the end of its service life. Equipment to be replaced includes the car, car doors, car door operators, controls and drive motors. AC motors with VFD drive and a rope brake will be installed. Alternately higher efficiency regenerative VFAC gearless equipment may

be installed. Obsolete elevator control systems should be replaced with microprocessor controllers to improve energy efficiency and improve traffic management. Fire fighter service operation will be provided including all fire alarm devices and fire alarm control panel interfaces. Heating and cooling improvements to the equipment room will be implemented as needed to satisfy equipment warranties. Elevators to be modernized one at a time in the building.

**JUSTIFICATION:**

The State Natural Resources Building (or GEFII) is located at 101 S, Webster Street in Madison. The 223,270 GSF building was constructed in 1978 and is the Madison Headquarters for the Department of Natural Resources (DNR). The GEFII has four passenger elevators and one freight elevator servicing the building. The original elevator equipment was installed in 1978 (42 years old) and the controllers were replaced in 1998 (22 years old). Due to the condition and age of the equipment, a full replacement is needed. The upgrades will ensure that the elevators function properly, meet ADA requirements, and have life safety systems that allow full fire service and smoke recall on all floors.

In 2012, a consultant provided a condition assessment, repair recommendations and budget costs for elevators located in DOA buildings in the Madison area. The successful A/E will be provided with this information, along with floor plans and other supporting documentation.

**PROJECT BUDGET/SCHEDULE**

Construction	
A/E Fees	
DFDM Mgmt. Fee	
Contingency	
Equipment	
Other Fees	
Total Project Cost	\$ 1,416,700

A/E Selection	Dec-2019
Design Report	Jun-2020
SBC Approval	Aug-2020
Bid Opening	Nov-2020
Start Construction	Jan-2021
Substantial Completion	Jan-2022
Final Completion	Mar-2022

**PROJECT DESCRIPTION: State Administration Building (19K2P)**

Project scope will address any maintenance issues, deteriorating ride performance, and building code changes, to ensure that the elevators in the project will function properly, meet ADA requirements and have life safety systems that allow full fire service and smoke recall on all floors. The hired A/E will confirm the condition and modernization needs or upgrades for the following elevators: Four Fifteen-Stop Traction Passenger Elevators and One Fifteen-Stop Traction Freight Elevator.

The original equipment was installed in 1991 and is at the end of its service life. Equipment to be replaced includes the car, car doors, car door operators, controls and drive motors. The condition of rails and car slings will be assessed and the equipment replaced as needed. The control systems will be replaced with microprocessor controllers to improve energy efficiently and improve traffic management. Fire fighter service operation will be upgraded and includes all fire alarm devices and fire alarm control panel interfaces. Lighting and outlets in the Machine Room and hoist ways will be upgraded. Heating and cooling to the equipment will be reviewed

to ensure adequacy. Elevator door operation will be evaluated to meet ADA requirements. Elevator modernization will be phased to one at a time in the building.

**JUSTIFICATION:**

The State Administration Building is located at 101 E. Wilson Street in Madison. The 284,227 GSF, 10-story building was constructed in 1991 and provides office space for the Department of Administration headquarters and for the Board for People with Developmental Disabilities, the Wisconsin Ethics Commission and the Board of Commissioners of Public Lands. Additionally, the facility has a five-level parking ramp underneath the building. The original elevator equipment was installed in 1991 (29 years old). Due to the condition and age of the equipment, a full replacement is needed. The upgrades will ensure that the elevators function properly, meet ADA requirements, and have life safety systems that allow full fire service and smoke recall on all floors.

In 2012, a consultant provided a condition assessment, repair recommendations and budget costs for elevators located in DOA buildings in the Madison area. The successful A/E will be provided with this information, along with floor plans and other supporting documentation.

**PROJECT BUDGET/SCHEDULE**

Construction	
A/E Fees	
DFDM Mgmt. Fee	
Contingency	
Equipment	
Other Fees	
Total Project Cost	\$ 1,859,600

A/E Selection	Dec-2019
Design Report	Jun-2020
SBC Approval	Aug-2020
Bid Opening	Nov-2020
Start Construction	Jan-2021
Substantial Completion	Jan-2022
Final Completion	Mar-2022