



***REQUEST FOR
ARCHITECTURAL AND ENGINEERING
DESIGN SERVICES***

DRUMLIN DINING HALL RENOVATION

University of Wisconsin-Whitewater

March 2008

Project No. 08B21

TABLE OF CONTENTS

	PAGE
Table of Contents.....	2
Project Description	3
Background and Purpose.....	3
Scope of Services.....	4
Stakeholders.....	4
Letter of Interest Requirements.....	5
Project Budget.....	5
Project Schedule	5
General Requirements	5
Appendix A - Campus Plan.....	9

Project Description

This project will remodel Drumlin Dining Hall, which serves student residents on the west side of the Campus of the University of Wisconsin-Whitewater. Drumlin Hall is a two-story, 33,407 GSF building constructed in 1965. Work will include a new front entrance that will be created on the east side of the building. The new entrance will include a new passenger elevator and stairway to provide more direct access to the dining area located on the second floor. The 2nd floor balcony located on the east side of the building will also be restored. This project will include upgrades to the current HVAC system. Also included in this project is remodeling of the existing restrooms.

Background and Purpose

Drumlin Dining Hall was constructed in 1965. It is 33,407 GSF in area. It serves primarily the six low-rise residence halls on the west side of campus although it is open to all students. During the summer of 2004 the second floor dining area was extensively renovated. The food service venue was changed from an all-you-can-eat venue to a food court concept with food preparation out front where the food is delivered to the student customers. The kitchen functions were distributed among the restaurants in the food court, freeing the kitchen space. The Drumlin Market, a fast food and convenience store operation was also moved to the second floor to complement this new food court concept.

The only elevator, originally constructed as a freight elevator, but modified for disabled and accessible use, is located in the center of the first floor and provides access to the second floor through the existing kitchen.

The first floor was originally designed as a food service support area with loading dock, large refrigeration and freezer rooms, food storage room, general access restrooms, and employee locker rooms, mechanical room, and electrical vaults. Portions of the first floor have subsequently been remodeled to provide new space for the Leadership Development program, University of Wisconsin Credit Union, the Royal Purple campus newspaper, and the Student Entertainment and Awareness League, which had to vacate the space they formerly occupied in the Connor University Center due to recent remodeling of that building. These functions will be relocating to the remodeled Connor University Center upon completion of that project in January 2008. The University Bookstore will then be relocated to the first floor of Drumlin Hall in February 2008 and will remain until remodeling of Moraine Hall is completed in August 2008. The focus of Drumlin Hall, originally intended to serve student dining needs for the west residence hall complex, has therefore recently changed to serve the campus at large. Much of the customer flow to Drumlin Hall is now no longer from the west, but from the east, which presents the campus with a loading dock and dumpster with grease trap as its main features.

The new entrance provided by this project will include both an elevator and a staircase, giving all of the customers, including disabled patrons, a more efficient and appealing entrance to the campus service functions located on the first floor and to the food court on the second floor from the southeast corner of the building. The new southeast restructuring with stairway and elevator will provide a more welcoming entrance to the building in place of the dingy delivery area, which now faces the main part of the campus.

The project includes restoration of the second floor balcony and window system on the east side of the building. Structural integrity concerns have prevented the use of the balcony for the last 5 years. This project will assure that the balcony meets current building code. The restored balcony will then allow seasonal seating areas for students to enjoy. Also included in this project is remodeling of the existing restrooms to replace old fixtures and to renew dated and worn finishes. This project will also provide an assessment of the HVAC system and provide upgrades as needed.

Scope of Services

Expertise required:

- Professional architectural and engineering services with proven experience in renovation projects that include elevators, HVAC systems and entrance storefronts.

Services required:

- Review the project program, available plans and specifications of record detailing existing conditions on the site.
- Survey and evaluate the existing building areas, utilities infrastructure, roads, parking, and sidewalks, and adjacencies for existing conditions.
- Conduct UW-Whitewater interviews to assess project needs and goals.
- Produce and update functional requirements throughout the planning and design process.
- Development of a concept report (10%) including functional analysis of the immediate site and building areas, schematic plans and sections, narrative descriptions of proposed building systems, estimated total project budget and schedule for the complete work. Additional cost estimating and option analysis may necessary due to budget shortages.
- Development of a design report (35%) with a schedule and budget.
- Development of construction and bid documents.
- Providing construction period services.

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 is desired:
 - Architectural design
 - MEP design
 - Elevator consultant if any.
- A listing of key staff for the consultant and sub-consultants, roles of each key staff, and a brief biography/resume for each key staff.
- A listing of previous projects that include remodeling.

Stakeholders

The consultant will be expected to manage information gathering from, and facilitate numerous highly interactive forums with, a variety of stakeholders including:

- Students
- Faculty
- Administrative staff

- UW System Administration
- Division of State Facilities

Project Budget

Construction	\$1,028,000
Hazardous Materials (Asbestos Abatement)	<u>20,000</u>
Total Construction	1,048,000
Contingency (10%)	105,000
A/E Design Fees (7%)	73,000
DSF Mgmt Fees (4%)	46,000
Moveable Equipment	0
Percent for the Arts (0.25%)	<u>3,000</u>
Total	\$1,275,000

Project Schedule

A/E selection	March 2008
Begin Design	May 2008
Design Report 35% Design	November 2008
State Building Commission Authority to Construct	December 2008
Final Design	January 2009
Project Bidding	February 2009
Begin Construction	May 2009
Substantial Completion	September 2009

Agency Contact

Title	Name	Phone Number	E-mail Address
Agency Representative UW-System Admin	Maura Donnelly	608 263-5742	mdonnelly@uwsa.edu
Campus Representative UWW Campus Planner	Patricia Jankowski	262-472-5554	jankowsp@uww.edu

General Requirements

Occupants and Services

Primary occupants include students, faculty, campus guests, student staff, and professional staff. Primary occupants consist of both employees and patrons of the Drumlin Dining Hall. Drumlin Dining Hall serves approximately 3,000 customers each day. During the academic year Drumlin Hall is open Monday through Thursday from 9:00 am until 2:00 am the following morning. Friday, Saturday, and Sunday hours are 11:00 am until 2:00 am the next morning. Note that food service operations must continue during the construction phase of this project.

WEPA

In accordance with the Wisconsin environmental Policy Act (WEPA), this project requires a Type III Environmental Impact Assessment (EIS)

Building Site

Drumlin Dining Hall is located north of Starin Road, a primary roadway through the campus. It is also located west of Lot 8, a 213 stall parking lot which serves the west residence hall

complex. The building site has convenient access by both pedestrian and automobile traffic. An access drive is located to the north of Drumlin Hall and a truck delivery dock is located on the east side of the building.

Drumlin Hall is a 33,407 GSF building constructed in 1965, housing campus dining hall operations in a food court venue and the Drumlin Market Convenience Store on the second floor. The first floor currently houses the UW-Credit Union, the Leadership Development office, the Royal Purple campus newspaper offices, and the Student Entertainment and Awareness League as well as loading dock, food storage and refrigeration, staff locker rooms, mechanical and electrical rooms, and restrooms. The building consists of two occupied floors, neither floor below grade.

Architectural

This building is located in a highly visible campus location. Exterior upgrades made to the facility should be respectful of the existing campus context. The exterior design must be compatible with the existing campus buildings in shape, style, color and should utilize materials that are found in the immediate context.

The existing building was constructed in 1965. Construction is of reinforced concrete with a reinforced concrete roof deck. The exterior walls are composed of concrete with exposed concrete on the first floor and a brick veneer on the second floor. These components are, in general, in good condition. Any new materials used on the exterior of the building should blend, enhance, or match the existing materials. The roof was replaced in 1991. A roof assessments performed by UW-Whitewater in October, 2007 rated the condition of the roof as good overall.

A new vestibule is to be constructed under this project. It shall include provisions to aid in minimizing the amount of snow, water and debris entering the facility. The design should incorporate energy-saving cool day-lighting technology wherever possible and use sustainable design practices wherever appropriate.

Gas Service

One gas line, 2” steel at 60 psi, runs NW/SE approximately 150’ west of Drumlin Hall. A 3/4” steel line extends from this main to Drumlin Hall and enters the building at 7 pounds water column on the west wall of Mechanical Room. Gas lines are owned by WE Energies Company. The WE Energies Company contact is Patrick Kwiatkowski at 920 563 1245.

Health and Safety

A Wisconsin Asbestos and Lead Management System (WALMS) survey has been done for this facility. In general the report documents Asbestos Containing Building Materials (ACBM) present in floor tile and mastic, ceramic tile mastic, pipe elbows and fittings, water tank insulation, TSI, fire doors, and duct connectors. Asbestos containing materials will be abated by a separate project.

This facility must be fully compliant with the Americans with Disabilities Act. Note that the review process for architectural plans will include review by the campus for accessibility for those with disabilities. Since service to persons with disabilities is a special mission of the UW-

Whitewater campus, accessibility requirements may exceed those contained in the ADA Guidelines.

Plumbing

In general plumbing within the building was originally installed at the time of original construction of Drumlin Hall as a food service building in 1965.

Sanitary Sewer Line:

One 6" CI line exits the building in the area of the loading dock on the east side of the building approximately 86' south of the north wall of the building.

Storm Sewer Line:

One 10" CI line exits building in the area of the loading dock on the east side of the building approximately 88' south of the north wall of the building.

Water Main:

One 3" copper water line enters the west wall of Mechanical Room 113 approximately 65' south of the north wall. This line is fed from a 6" city water main which runs north and south approximately 120' west of Drumlin Hall. The City of Whitewater Water Department supplies city water at a nominal pressure of 65 lb. Underground piping is cast iron with all services adequate and in good repair. Metering is provided by the Whitewater Water Department. The city of Whitewater indicated that there are no known uses of lead pipe supply lines in or around Campus.

Heating, Ventilation and Air Conditioning

Three air-handling units serve Drumlin Hall. AHU-1 is a Trane Climate Changer Type L-63, Serial No. K-6618 and is located in Mechanical Room 113. It serves most of the building other than the kitchen area and the Leadership Development suite Room 120. AHU-2 is a Trane Climate Changer Type L-31 Serial No. K-6617 and is also located in Mechanical Room 113. It serves the kitchen areas on the second floor. AHU-3 is a Trane Climate Changer Type MZ-17, Serial No. K-128772 and is located in Room 110. It serves the Leadership Development suite Room 120. These units are provided with hot water heating coils and chilled water coils for air conditioning. The campus wide systems are Johnson Control Metasys for HVAC controls including central monitoring. It is anticipated that these existing air handlers will be modified as necessary to serve the remodeled areas.

Air Compressor

The air compressor is located in Mechanical Room 113. It is a Furnas 2 stage unit with 2 – 3 HP motors. It is presently in good operating condition. The air compressor supplies compressed air for HVAC control at 20 psig. It is equipped with a dryer.

Steam

One 3" steam line and 1-1/2" condensate line enter the building on the west side of Mechanical Room 113 approximately 38' south of the north wall room. Steam is fed to the building at approximately 80 psi from Steam Pit No. 21, located west of the building. Pressure is reduced to 10 psig within the building. This service is sufficient for the needs of the existing building.

Chilled Water

Campus main chilled water and return lines run east and west, underground approximately 20' north of the building. The 6" supply and return chilled water lines enter Mechanical Room 113 on the north wall, approximately 5' east of the west wall. Entering temperature of the chilled water is approximately 46 degrees F and leaving temperature is approximately 55 degrees F. The chilled water service is adequate to supply the cooling needs of Drumlin Hall. The chiller that formerly served Drumlin Hall was decommissioned but remains, abandoned in place in the Mechanical Room 113. The cooling tower, remains on the roof.

Electrical, Telecommunications

Power:

Primary electrical service to the building is provided by Feeder 10 from the main campus 4160V electrical substation located just north-west of the campus heating plant. A 1/0 feeder enters Drumlin Hall in the primary electrical vault, Room 117A through an underground ductbank from pad mounted switch G 12 located on the west side of the building. This circuit feeds a 300 KVA, 4160 120/208V transformer (wired in Delta configuration) located in the Primary Electrical Vault. The secondary main switchboard is a Square D Power-Style Switchboard Type ML, Catalog No. B-242950, Dwg. No. CH-9489-3, rated 1,600 Amp, 120/208 VAC, 3 phase, 4 wire. The distribution panel is a Square D Panelboard Type M, Catalog No. APA -9489-3, rated 1,600A at 120/208 V, 3 phase, 4 wire located in Room 117. The main circuit breaker rating is 1,600A. There are not spare breakers.

Signal:

Drumlin Hall is connected to the campus fiber-optic data network. Fiber enters the building in the Switchgear Room 117. The fiber-optic cable terminations are made on a fiber rack on the east wall of the room. Network connections are then distributed through the building via a "Cat 5" cable network.

Telephone connections are made via a telephone connection panel located on the east wall of the Switchgear Room 117.

Fire Alarm System

A Simplex fire alarm system was installed in 1999 as part of a campus-wide fire alarm system upgrade. The installation included installation of a Simplex campus central reporting and annunciation system which serves all buildings on campus including Drumlin Hall.

Emergency Generator

The emergency generator is a Kohler, Model No. 10RM82, rated 10 Kw, 12.5 KVA, 120/208 VAC, 37.4 Amp, 3 phase generator, 4 wire located in the Generator Room 116. It is fueled by natural gas (city gas). It supplies power for emergency lighting and for the fire alarm system.

