

All Agency Project Request

2009 - 2011 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Madison	285-0A-0018	WHITE HALL, HELEN C
<u>Project No.</u>	10E2Z	<u>Project Title</u>	HC White Ext Envelope Repr

Project Intent

This project replaces all caulking and sealants throughout the exterior envelope, replaces the main entrance steel curtain wall, and performs other waterproofing and weatherproofing items as required by existing conditions.

Project Description

Project work includes complete replacement of caulking on all perimeter and control joints, precast wall panel joints, precast panel to brick and masonry unit joints, brick and masonry unit shelf angles, and exterior window units and envelope openings. Re-caulking these areas requires asbestos removal and disposal procedures for a Class I non-friable ACM. The new caulking materials will be specified as silyl-terminated polyether sealant with primer. The brickwork above precast panels will be assessed and modified as needed to allow water to weep away from the cavities.

The main entrance steel curtain wall (91-feet wide by 39-feet high and two return walls of 9-feet wide by 39-feet high) and upper and lower vestibules (30-feet wide by 12-feet high/each) will be replaced, including the 18 storefront door assemblies. The knee wall will not be replaced as part of this project. The design consultant will investigate, evaluate, and make recommendations on replacing the glazed curtain wall with smaller pane units, similar in size and proportion to the ribbon windows on the upper floors.

Project Justification

Helen C. White Library (239,352 GSF) was constructed in 1968. The precast spandrel panels, in most locations, are offset from the building surface. The panels are subject to thermal variation across their full dimension and expand and contract with the seasonal temperature changes. The panel joints are subject to forces beyond that of a normal structure, and the patchwork of differing caulk ages and materials joining the panels has resulted in poor joint integrity.

Precast panels are placed within the brick wythe. There are no weeps or flashing at the base or above the precast panels and therefore any water entering the cavity cannot escape. It has been observed that the bricks directly above the precast band have shifted outward from their original positions. This shifting is believed to be the result of water being trapped and subsequently freezing inside the cavity. This project will verify the extent of this condition, assess the damage, and recommend an appropriate remedy.

The control joints, perimeter joints, shelf angle and window caulk material is in poor condition and has failed. The steel curtain wall is rusting and the integrity of the assembly and structure is failing. The storefront doors have been repaired numerous times and are now beyond further repair.

A/E Consultant Requirements

Consultants should have specific expertise and experience in the design and coordination of exterior building envelope renovation/restoration and masonry construction within institutional environments as part of a design team. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, and production of necessary design and bidding documents. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and when known, include proposed consulting partners and specialty consultants.

A/E Selection Required?

Commissioning

- Level 1
 Level 2

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Project Budget

Construction Cost:		\$1,096,300	
Haz Mats:		\$0	
Construction Total:		\$1,096,300	
Contingency:	15%	\$164,400	
A/E Design Fees:	8%	\$87,700	
DFD Mgmt Fees:	4%	\$50,400	
Equipment/Other:		\$0	
		\$1,398,800	

Funding Source

	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$1,398,800
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$1,398,800

Project Schedule

SBC Approval: 12/2010
 A/E Selection: 01/2011
 Bid Opening: 03/2012
 Construction Start: 05/2012
 Substantial Completion: 09/2012
 Project Close Out: 12/2012

Project Contact

Contact Name: Chris Velie
 Email: <cvelie@fpm.wisc.edu>
 Telephone No.: (608) 206-4687 x

Project Scope Consideration Checklist

- | | <u>Y</u> | <u>N</u> |
|--|-------------------------------------|-------------------------------------|
| 1. Will the building or area impacted by the project be occupied during construction? If yes, explain how the occupants will be accommodated during construction.

All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Is the project an extension of another authorized project? If so, provide the project #...
07K3W (façade evaluation) | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?

Required hazardous materials abatement (caulking materials assumed to be Class I non-friable) has been included in the estimated project schedule and project budget. Comprehensive building survey inventory data is not) available on Wisconsin's Asbestos & Lead Management System (WALMS) < http://walms.doa.state.wi.us/ >. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will the project impact on the utility capacities supplying the building? If yes, to what extent? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will the project impact the heating plant or the primary electrical system supplying the campus or institution? If yes, to what extent? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III?
Type III. | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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8. Is the project affected by historic status?
9. Are there any other issues affecting the cost or status of this project?
10. Will the construction work be limited to a particular season or window of opportunity? If yes, explain the limitations and provide proposed solution.

Project work is seasonal. Preferred project work schedule should be limited to late spring, summer, and/or early fall months if possible.