

All Agency Project Request

2009 - 2011 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Parkside	285-0G-9950	Multi-Building
<u>Project No.</u>	10H1M	<u>Project Title</u>	Multi-Bldg Ext Envelope Maint & Repr

Project Intent

This project corrects exterior building envelope deficiencies at Facilities Management Center (285-0G-3054), Greenquist Hall (285-0G-3017), Heating & Chilling Plant (285-0G-3052), Molinaro Hall (285-0G-3022), Sports & Activity Center (285-0G-3044), Student Center (285-0G-3030), Tallent Hall (285-0G-3018), University Apartments (285-0G-3057), and Wyllie Hall (285-0G-3023).

Project Description

All sealants will be replaced on some walls or areas of all buildings and tuckpointing will be performed on all buildings. Project work specific to individual buildings are detailed below.

FACILITIES MANAGEMENT CENTER (19,887 GSF): repair operable sashes and replace overhead doors with new insulated overhead doors.

GREENQUIST HALL (140,243 GSF): replace glazing compound on all exterior windows, reseal all skylights, install new roof safety anchors, install new operable leaf to the door south of loading dock, and waterproof utility tunnel on the south side (between Greenquist Hall and Wyllie Hall) and reconstruct pedestrian walkway with proper pitch.

HEATING & CHILLING PLANT (26,174 GSF): repair both sets of entryway concrete stairs.

MOLINARO HALL (134,459 GSF) and MOLINARO HALL ADDITION (25,670 GSF): replace glazing compound on all exterior windows, reseal all skylights, install new roof safety anchors, and replace northwest exit door on Molinaro Hall.

SPORTS & ACTIVITY CENTER (66,249 GSF): install new weatherstripping on all exterior doors leading to the gymnasium and natatorium.

STUDENT CENTER (70,809 GSF): repair cracks on the underside of the skywalk leading to Molinaro Hall.

TALLENT HALL (45,839 GSF): replace glazing compound on all exterior windows, install new roof safety anchors, and repair concrete fascias.

UNIVERSITY APARTMENTS (72,106 GSF): replace sealant on all exterior walls.

WYLLIE HALL (256,612 GSF): replace glazing compound on all exterior windows, reseal all skylights, install new roof safety anchors, remedy water infiltration in glazed curtain wall on east wall of mid main place, repair glazed curtain wall window frame in upper main place, repair window leak in Room 335, and remedy water infiltration into utility tunnel at the west entryway.

Project Justification

Nine of the facilities were constructed between 1969 and 1975 and the University Apartments were constructed in 1986. The glazing compounds, sealants, skylight gaskets, and exterior door weatherstripping have failed; mortar joints have deteriorated and disintegrated; masonry units have cracked and spalled; exterior window frames leak; and operable window sashes have broken hardware that is no longer repairable nor replaceable. Correcting these problems will restore the building envelope integrity and conserve energy.

Water infiltrates the basement levels of Communication Arts, Greenquist Hall, and Wyllie Hall. Several attempts were made

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during the past 20 years to correct these problems, however, each repair attempt has failed. This project will conduct a thorough evaluation to determine the cause(s) of water infiltration and propose appropriate remediation measures.

The concrete fasciae on Tallent Hall and the cementious underside of the skywalk between Molinaro Hall and the Student Center have cracked and spalled. A large section of concrete (~18-inches by 18-inches by 12-inches) has already sheared off the second floor fascia. The main academic building roof areas do not have OSHA required fall protection safety anchors. Both sets of exterior concrete stairs at the Heating & Chilling Plant entryways have settled, with cracks and fissures on the treads and risers. The asphalt pavement at the base of the Heating & Chilling Plant's main entryway has also settled, causing an unsafe condition due to the unusually high first step.

A/E Consultant Requirements

A/E Selection Required?

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.

Commissioning

- Level 1
 Level 2

Project Budget

Construction Cost:		\$465,000	
Haz Mats:		\$0	
Construction Total:		\$465,000	
Contingency:	15%	\$69,700	
A/E Design Fees:	8%	\$37,200	
DFD Mgmt Fees:	4%	\$21,400	
Equipment/Other:		\$0	
		\$593,300	

Funding Source

	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$539,900
PRSB - []	\$0
Agency/Institution Cash [AGF0]	\$53,400
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$593,300

Project Schedule

SBC Approval: 10/2010
 A/E Selection: 11/2010
 Bid Opening: 05/2011
 Construction Start: 06/2011
 Substantial Completion: 11/2011
 Project Close Out: 08/2012

Project Contact

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Project Scope Consideration Checklist

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. Y N

All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.

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2. Is the project an extension of another authorized project? If so, provide the project #...
3. Are hazardous materials involved? If yes, what materials are involved and how will they be handled?
Hazardous materials abatement is not anticipated on this project. Comprehensive building survey inventory data is available on Wisconsin's Asbestos & Lead Management System (WALMS) <<http://walms.doa.state.wi.us/>>.
4. Will the project impact the utility systems in the building and cause disruptions? If yes, to what extent?
5. Will the project impact on the utility capacities supplying the building? If yes, to what extent?
6. Will the project impact the heating plant or the primary electrical system supplying the campus or institution? If yes, to what extent?
7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III?
Type III.
8. Is the project affected by historic status?
The entire UW-Parkside campus is listed by the Wisconsin Historical Society as buildings of potential historical significance.
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.