

All Agency Project Request

2009 - 2011 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Milwaukee	285-0B-1981	ARTS CENTER
<u>Project No.</u>	10H2P	<u>Project Title</u>	Arts Ctr Ext Envelope Repr

Project Intent

This project repairs the exterior masonry walls, replaces exterior stone panels, and securely fastens all exterior stone panels to the exterior façade. The integrity of the anchoring points for each exterior stone panel will be tested, verified, and repaired or replaced as necessary.

Project Description

Project work includes removing the courses of brick as required to install ~1,000 LF of new self-adhering through-wall flashings with exposed stainless steel drip edge in the locations where brick masonry units are positioned above the exterior stone panels. The vertical joints between exterior stone panels will be removed. All horizontal and vertical joints will be sealed to prevent moisture intrusion. Stone panels that are damaged (55 units observed with spalled and/or cracked areas) or not securely fastened to the façade will be replaced. All stone panels with cement plaster soffits and the deteriorated sections of cement plaster soffit will also be replaced. Miscellaneous and minor tuckpointing will be performed on the project areas as well.

Due to the below-grade structures surrounding the Arts Center, project work will be conducted from erected scaffolding as opposed to portable lifts.

Project Justification

The original through-wall flashing did not extend to the outer face of the of the wall and only extended to the groove at the top of the stone panels. Moisture entered the exterior wall covering at the horizontal joint between the stone panels and unit masonry and in other locations where the moisture is trapped in the stone panel top groove. The stone panels were hung by free-floating stainless steel clips that were inserted into a concealed groove in the side of the soffit panels. Repetitive freeze-thaw cycles caused spalling and cracking, compromising in the securing groove, and allowing the panels to shift and dislodge themselves from the facade. Recently, one of the stone panels fell from the building onto the sidewalk.

The cement plaster soffit areas have numerous cracks of varying degrees of severity. Sections with substantial cracks show that the supporting structure has failed due to moisture infiltration.

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:		\$800,000	
Haz Mats:		\$0	
Construction Total:		\$800,000	
Contingency:	15%	\$120,000	
A/E Design Fees:	8%	\$64,000	
DFD Mgmt Fees:	4%	\$36,800	
Equipment/Other:		\$0	
		\$1,020,800	

Funding Source

GFSB - Facilities Maintenance & Renovation [Z060]	\$1,020,800
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$1,020,800

Project Schedule

SBC Approval: 09/2010
 A/E Selection: 10/2010
 Bid Opening: 02/2011
 Construction Start: 03/2011
 Substantial Completion: 08/2011
 Project Close Out: 12/2011

Project Contact

Contact Name: Kurt Young Binter
 Email: <youngbin@uwm.edu>
 Telephone No.: (414) 229-2361 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 #... | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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/ >. | <input type="checkbox"/> | <input checked="" 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"/> |
| 8. Is the project affected by historic status? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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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.