

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-0220	MIFFLIN ST W 630

<u>Project No.</u>	10I3J	<u>Project Title</u>	Arts Lofts Roof Repl (Areas 2-4)
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Project Intent

This project replaces the corrugated metal panel roof areas 2A/B, 3A/B, and 4A/B (~51,200 SF) to provide a structurally sound, energy efficient, and weather tight roof system.

Project Description

GENERAL WORK: Project work includes installing new sub-purlins and galvanized structural metal deck over the existing roof and a new high temperature resistant vapor barrier over the metal deck. Polyisocyanurate insulation with a minimum R-36 value will be mechanically fastened to the metal deck and a new 60-mil Ethylene Propylene Diene Monomer (EPDM) roof membrane will be installed with adhesive. All flashings will be replaced with new 24-gauge material. The existing metal roof will remain in place to serve as a working platform and provide limited weather protection during the re-roofing process.

ROOF AREA 2A/B: Project work includes removing the ridge skylight, structurally rebuilding as required to raise the curb, and re-installing the ridge skylight. New light gauge structural framing will be installed to create new roofing saddles adjacent to the light towers. The roof curbs will be raised to achieve a minimum 8-inch height and a new gutter on the north eave of 2A will be installed.

ROOF AREA 3A/B: Project work includes removing the standing seam metal roof system (including 2-inch fiberglass insulation, blocking, and channel), removing the ridge skylight, structurally rebuilding as required to raise the curb, and re-installing the ridge skylight. New light gauge structural framing will be installed to reverse the roof slope in selected areas and new expansion joints constructed between roof areas 2 and 3, and 3 and 4. The roof drains and associated piping and clearstory windows will be abandoned in place as they will be located under the new roof. A new interior roof drainage system will be installed in the valley of intersecting roof sections, and new crickets will be formed in between roof drains using tapered insulation. The wall cladding around the light towers will be removed and wall thicknesses increased under the window frame to fully bear the weight of the windows. Exterior walls will be extended to close the wall openings caused by the new roof slopes. The roof curbs will be raised to achieve a minimum 8-inch height and a new overflow scuppers at the ends of drainage valleys will be installed.

ROOF AREA 4A/B: The roof curbs will be raised to achieve a minimum 8-inch height and a new gutter on the south eave of 4B will be installed.

Project Justification

This facility previously operated as a distribution warehouse by a privately held company and was subsequently purchased by the university. The age of the facility is unknown, however, the pre-engineered structures are estimated to be approximately 40 years old. The majority of roofing issues were known at the time of purchase, and the roof has significant structural damage and deterioration and poor envelope integrity. The roofing insulation is damaged and the roofing panels have permanent deformations due to snow loads and reduced panel integrity. These issues typically indicate structural member corrosion and the existing roof structures have been determined to be unsound for re-roofing. The roof drainage system is inadequate for the roofing area served and has a high failure rate, causing ice damming and snow overload conditions.

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A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of roofing systems, exterior building envelope renovation/restoration, and masonry construction within institutional environments as part of a design team. Work includes report of existing roofing conditions, site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, drafting roof plans and details, 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:		\$1,150,000	
Haz Mats:		\$0	
Construction Total:		\$1,150,000	
Contingency:	15%	\$172,500	
A/E Design Fees:	8%	\$92,000	
DFD Mgmt Fees:	4%	\$52,900	
Equipment/Other:		\$0	
		\$1,467,400	

Funding Source

	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$1,467,400
PRSB - <input type="checkbox"/>	\$0
Agency/Institution Cash <input type="checkbox"/>	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$1,467,400

Project Schedule

SBC Approval: 12/2010
 A/E Selection: 01/2011
 Bid Opening: 02/2012
 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

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.

2. Is the project an extension of another authorized project? If so, provide the project #...
 (see study provided by Charles Slater Associates, Inc. dated August 10, 2010)

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 not available on Wisconsin's Asbestos & Lead Management System (WALMS) <<http://walms.doa.state.wi.us/>>.

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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?
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.