

All Agency Project Request

2011 - 2013 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Milwaukee	285-0B-1930	CHAPMAN HALL

<u>Project No.</u>	11H1V	<u>Project Title</u>	Chapman Hall Roof Repl
---------------------------	-------	-----------------------------	------------------------

Project Intent

This request provides condition assessment, project scoping, and budget estimating services to determine exterior envelope project scope items (masonry, window sills, soffits, gutters, etc.) and potential additions to the approved roofing replacement project. This request also provides design services and an evaluation of the proper fastening method and materials for the approved roofing replacement project and the potential inclusion of exterior envelope items.

Project Description

This project replaces all roof coverings and completes all other associated work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes replacing 5,700 SF of built-up roofing with a new 60-mil Ethylene Propylene Diene Monomer (EPDM) system using 1-1/2 inch insulation, 8,000 SF of shingle roofing, and 1,600 SF of copper roofing and flashings. Roofing work must be coordinated around electrical conduits that run across the roofing surface, mechanical equipment curbs, and other roof penetrations.

Project Justification

The roof sections are over 25 years old. Recent inspections by campus Physical Plant and DSF staff determined the roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. The copper roofing for dormers and the copper scuppers, downspouts, gutters, and trim/flashings throughout are required for maintaining the historical character and status of the building. Since the roofing replacement was approved, further investigations have revealed that the roof decking was comprised of gypsum, which requires further investigation to determine if this is a suitable surface for fastening the replacement shingles. It may be necessary to install a plywood deck as a nailing sub-structure, which will require further investigation as to the structural capacity and adverse affects to the historical profile. The most recent inspection noted that portions of the masonry were also in a deteriorated condition and should be addressed.

A/E Consultant Requirements

Consultants should have specific expertise and experience in the design and coordination of historical building exterior envelope restorations and renovations 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.

The consultant will verify project scope and budget estimates, and recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule for the entire building envelope and recommend an implementation strategy prior to commencing work on the approved roof construction scope and prior to the university seeking authority to increase the project scope and budget from the Board of Regents and State Building Commission.

A/E Selection Required?

Commissioning

- Level 1
- Level 2

All Agency Project Request

2011 - 2013 Biennium

Project Budget

Construction Cost:	\$281,000	
Haz Mats:	\$0	
<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>		
Construction Total:	\$281,000	
Contingency: 15%	\$42,200	
A/E Design Fees: 8%	\$22,500	
DFD Mgmt Fees: 4%	\$12,900	
Equipment/Other:	\$0	
<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>		
	\$358,600	

Funding Source

GFSB - Infrastructure [Z450]	\$358,600
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
<hr style="width: 50%; margin-left: auto; margin-right: 0;"/>	
	\$358,600

Project Schedule

SBC Approval: 09/2011
 A/E Selection: 04/2012
 Bid Opening: 07/2012
 Construction Start: 08/2012
 Substantial Completion: 10/2012
 Project Close Out: 06/2013

Project Contact

Contact Name: Dan Walker
 Email: <leedee@uwm.edu>
 Telephone No.: (414) 229-4240 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.

<i>All project work will be coordinated through campus physical plant staff to minimize disruptions to daily operations and activities.</i> | <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?

<i>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/>.</i> | <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 the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Are other projects or work occurring within this project's work area? If yes, provide the project # and/or description of the other work in the project scope. | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

All Agency Project Request

2011 - 2013 Biennium

7. Have you identified the WEPA designation of the project...Type I, Type II, or Type III?
Type III.
8. Is the facility listed on a historic register (federal or state), or is the facility listed by the Wisconsin Historical Society as a building of potential historic significance? If yes, describe here.
Chapman Hall is listed by the Wisconsin Historical Society as a building of 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.
11. Will the project improve, decrease, or increase the function and costs of facilities operational and maintenance budget and the work load? If yes, to what extent?
12. Are there known code or health and safety concerns? If yes, identify and indicate if the correction or compliance measure was included in the budget estimate, or indicate plans for correcting the issue(s).
13. Are there potential energy or water usages reduction grants, rebates, or incentives for which the project may qualify (i.e. Focus on Energy <<http://www.focusonenergy.com>> or the local utility provider)? If yes, describe here.
14. If this is an energy project, indicate and describe the simple payback on state funding sources in years and the expected energy reduction here.