All Agency Project Request

2011 - 2013 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Madison	285-0A-0055	CHAMBERLIN HALL, THOMAS C

Project No. 12A1B

Project Title Chamberlin Hall Masonry Repr

Project Intent

This project restores the exterior envelope integrity and repairs the exterior masonry façade by patching, restoring, and/or replacing components and materials that have deteriorated or disappeared.

Project Description

Project work includes replacing all the building exterior expansion control joint sealants; patching the deteriorated limestone bands, supports, and dentils; replacing missing pieces of stone and the stone materials that cannot be successfully patched; resetting the limestone copings; replacing the steel pins; tuck pointing and/or providing sealant at limestone joints; and restoring the unit masonry and joints as needed.

Project Justification

The stone course mortar joints have deteriorated and all four façades require re-pointing. The unit masonry mortar joints have failed on the east and south façades and also require re-pointing. The limestone panels on the north façade have cracked and the limestone edge below the fifth floor windows on the south façade has deteriorated and the mortar joints have failed and require replacement. Joint sealants need to be replaced on the north and west façade precast panels. The unit masonry on the south façade are spalling and show evidence of efflorescence. Face brick has cracked between column lines on the west façade in several locations. Since the building is deteriorating quickly, the budget estimate includes an allowance for additional anticipated repairs that will likely develop prior to construction.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of masonry envelope repair 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.

Prior to construction, the design consultant will provide and perform a building exterior survey to determine the specific type, location, and extent of current deterioration.

Commissioning

☑ Level 1

☐ Level 2

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Project Budget		
Construction Cost:		$425,600
Haz Mats:		$0
Construction Total:		$425,600
Contingency:	15%	$63,800
A/E Design Fees:	8%	$34,000
DFD Mgmt Fees:	4%	$19,600
Equipment/Other:		$0
		$543,000

Funding Source	Total
GFSB - Facilities Maintenance & Renovation [Z060]	$543,000
PRSB - []	$0
Agency/Institution Cash []	$0
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$543,000

Project Schedule

SBC Approval:	02/2012
A/E Selection:	03/2012
Bid Opening:	03/2013
Construction Start:	05/2013
Substantial Completion:	10/2013
Project Close Out:	05/2014

Project Contact

Contact Name:	Matt M. Collins
Email:	<mcollins@fpm.wisc.edu>
Telephone No.:	(608) 263-3031 x

Project Scope Consideration Checklist

	Y	N
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.		
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 the heating plant, primary electrical system, or utility capacities supplying the building? If yes, to what extent?	☐	☑
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.	☐	☑

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. ☐ ☑

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? ☑ ☐

    Completion of this project will decrease operational maintenance costs.

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. ☐ ☑