

# All Agency Project Request

2011 - 2013 Biennium

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<b><u>Agency</u></b>	<b><u>Institution</u></b>	<b><u>Building No.</u></b>	<b><u>Building Name</u></b>
University of Wisconsin	Stout	285-0L-0003	BOWMAN HALL

<b><u>Project No.</u></b>	12E1H	<b><u>Project Title</u></b>	Bowman Hall Clock Tower Repr
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## **Project Intent**

This project provides pre-design and design services to repair the clock tower and entire exterior building envelope including masonry restoration; exterior doorways, openings, screens, and windows; and the roofing system. The exterior masonry system will be evaluated and recommendations made for restoring the historical integrity. The interior stairways and floor structures will be evaluated for structural integrity and safety conditions and recommendations made for repairing or improving these conditions.

## **Project Description**

Common project scope includes repairing or replacing broken, damaged, and severely worn unit masonry and stone materials; cleaning and tuck pointing all exposed masonry surfaces; and replacing the gutters and downspouts to improve drainage. Clock tower project scope includes replacing the roofing system, repairing or replacing and repainting of the exposed wooden rafters and end supports, replacing the bell platform exterior screening, and replacing the exterior wooden doors and frame assemblies with historically sensitive and appropriate units.[]

The bells will be cleaned and reconditioned. The bell supports system will be evaluated for structural integrity and augmented, repaired, or replaced as necessary. All three interior stairways will be evaluated for personal safety and augmented or replaced as necessary to improve the current condition. New counter-balanced hatches will be installed for the bell platform and clockworks platform. A new electric winch for lifting equipment will be installed on the clockworks level above the new hatchway. New fall protection anchor points will be installed throughout the interior of the tower and appropriate safety markings made on the stairway nosings. Fireproofing applications will be evaluated and augmented or replaced as necessary. Bio-hazard cleanup will be conducted throughout the interior of the clock tower, with the highest concentration and effort anticipated in the bell platform area.

The electrical power and telecommunications systems distribution and ventilation systems within the clock tower will be evaluated for appropriateness and operation and augmented, repaired, or replaced as necessary.

## **Project Justification**

The clock tower masonry walls have been patched and tuck pointed several times with different methods and materials, and it is difficult to ascertain which materials or methods are historically accurate. The mortar joints and unit masonry materials are again failing and require extensive repair, and this project intends to provide those repairs and correct any previously historically insensitive methods or materials that may have been previously completed. The entire building envelope will be evaluated for similar conditions and repairs. []

The bells should be reconditioned to maintain appearance and operability. The interior stairways do not provide side railings on both sides, creating a hazardous condition for maintenance staff, especially when they are carrying equipment or supplies. In addition, there are no fall protection measures available within the tower. The access hatch to the bell platform is extremely heavy and awkward to operate, especially since the user is limited to one arm to operate it from the nearly vertical ships ladder.

Ventilation within the clock tower seems adequate, but the venting and louvers that interface the main building seem questionable and should be evaluated. Electrical power distribution and telecommunications distribution is likely inadequate for current and projected use within the tower.

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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 exterior historical restorations and renovations, historic mortar and paint analysis, structural analysis, and institutional construction and infrastructure (architectural, mechanical, electrical/telecommunications) renovations 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 prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

## Commissioning

- Level 1  
 Level 2

## Project Budget

Construction Cost:	\$400,000
Haz Mats:	\$100,000
Construction Total:	\$500,000
Contingency: 15%	\$75,000
A/E Design Fees: 8%	\$40,000
DFD Mgmt Fees: 4%	\$23,000
Equipment/Other:	\$0
	\$638,000

## Funding Source

<u>Funding Source</u>	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$0
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$40,000
Other Funding Source	\$0
	\$40,000

## Project Schedule

SBC Approval: 01/2013  
A/E Selection: 07/2012  
Bid Opening: 04/2013  
Construction Start: 05/2013  
Substantial Completion: 09/2013  
Project Close Out: 12/2013

## Project Contact

Contact Name: Zenon Smolarek  
Email: <smolarekze@uwstout.edu>  
Telephone No.: (715) 232-2288 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.<br><br>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?                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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Required hazardous materials abatement (bio-hazards, lead) has been included in the estimated project schedule and project budget. 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.    
[Bowman Hall is located within the City of Menomonie historical district. The municipal historical committee requires review and approval of project work.](#)
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).    
[Biohazards located in the clock tower, lack of fall protection within the clock tower.](#)
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.

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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.