

All Agency Project Request

2011 - 2013 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Parkside	285-0G-3057	UAPTS - University Apartments
<u>Project No.</u>	12G4A	<u>Project Title</u>	Univ Apts Ext Envelope Maint & Repr

Project Intent

This project repairs or replaces various components (decorative paneling, doors, roofing, siding, windows) of the exterior envelope that have failed or are near the end of their useful life.

Project Description

Project work includes replacing 96 exterior doors; 212 exterior windows (2'0" x 4'0"); 70,000 SF of asphalt shingle roofing; 30,000 SF of wood siding at gables and stairwells with new steel siding; and 2,000 LF of gutters and downspouts across all seven student residence buildings and one common building. The design consultants will inspect and assess ten 1-story stairwells, three 2-story switchback stairwells, and all balconies and railings and make recommendations for repair or replacement of the various assemblies and components. The damaged components identified will be repaired or replaced. Approximately 10,000 SF of aggregate/exterior insulation finishing system (EIFS) panels will be removed and disposed. The masonry behind the EIFS panels will be repaired and the plywood backing will be replaced with new steel siding to match the steel siding used throughout the complex. All soffits and fascia will be repaired or replaced. All masonry surfaces will be tuck pointed and re-caulked as required. All roof vents will be replaced with new maintenance free units. All balconies, railings, and stairwells will be repainted. All through-wall unit air conditioner sleeves will be replaced. The campus will supply the sleeves and the contractor will install as per manufacturer specifications, re-insulate, re-caulk, and replace exterior and interior trim pieces to match new fascia, gutters and downspouts, siding, and soffits.

Project materials should meet the following specifications as the basis for design:

Asphalt shingles and roof vents will meet state material and performance standards and color(s) will be selected by the university.

Aluminum windows will match Capitol Architectural Products, 7500 Series – Double Hung units; PPG Polycon 3 Bronze with Low E w/Argon glass.

Fascias, gutters and downspouts, siding soffits, and trim should all match and coordinate.

- Fascia System will match Edco Steel Fascia Cover Woodgrain PVC Fascia System.
- Steel siding will be double 5-inch dutchlap with a PVC finish and timber grain texture such as Edco SteelKore.
- Soffit system will be vented and match present building materials such as Edco AlumaKore Soffit System.
- Trim System will match Edco Steel Trim Coil System.

Steel doors will match Peachtree A0012 pre-finished, maintenance free units. Exterior door color(s) and finish option(s) must be approved by the university.

Paint selections will meet state material and performance standards and color(s) will be selected by the university.

Project Justification

The University Apartments (72,107 GSF) were built in 1986 as the first on-campus housing. The buildings are wood framed with asphalt shingle, brick, wood and aggregate panel exterior finishes, and were constructed by a developer to quality standards significantly inferior to typical state projects. The aggregate panels were later skim coated with EIFS when the panels began to fail. Due to poor initial construction quality and the age of the complex, the facility requires significant exterior envelope maintenance to extend its useful life and marketability. The complex consists of seven (7) residential buildings with 53 total living units. Each unit consists of four (4) bedrooms, two (2) baths, and a shared living room/kitchen area. Each unit houses approximately seven residents.

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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 architectural exterior envelope renovation in a residential and institutional environment 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.

Commissioning

- Level 1
- Level 2

Project Budget

Construction Cost:	\$866,000	
Haz Mats:	\$0	
Construction Total:		\$866,000
Contingency: 10%	\$86,600	
A/E Design Fees: 8%	\$69,300	
DFD Mgmt Fees: 4%	\$38,100	
Equipment/Other:	\$3,000	
\$1,063,000		

Funding Source

GFSB - <input type="checkbox"/>	\$0
PRSB - Facilities Maintenance & Renovation [T550]	\$1,063,000
Agency/Institution Cash <input type="checkbox"/>	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
\$1,063,000	

Project Schedule

- SBC Approval: 09/2012
- A/E Selection: 10/2012
- Bid Opening: 03/2013
- Construction Start: 04/2013
- Substantial Completion: 07/2013
- Project Close Out: 10/2013

Project Contact

- Contact Name: Steven W. Wallner
- Email: <steven.wallner@uwp.edu>
- Telephone No.: (262) 595-2451 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 residence life 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"/> |

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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 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).
The integrity of the EIFS/aggregate panels and stariweels/balconies/railings are questionable and will be addressed through this project.
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.