All Agency Project Request

2011 - 2013 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Madison	285-0A-0028	SOUTHEAST RECREATIONAL FACILITY

Project No. 13B1D

Project Title SERF Ext Envelope Cladding

Project Intent

This project provides investigation and research, pre-design, and design services to correct and repair water leaks and damage to the exterior cladding system and roof caps (~17,600 SF). The exterior cladding system will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

Project Description

Project work includes investigation and research to determine the cause for water penetration, the degree of moisture damage and deterioration of system components and anchors, and potential loss of R-value. The project will also evaluate the exterior wall venting provisions and correct several vent locations covered by EPDM roofing materials, if necessary. The consultant will thoroughly investigate these issues and identify other associated deficiencies, develop and recommend design solution alternatives for repair, renovation, and/or replacement as appropriate, including budget estimates. At a minimum, the design consultant will provide three design solution alternatives, including life cycle cost benefit analysis for the following:

1. Re-cladding the entire exterior envelope over existing cladding system
2. Re-cladding the parapet walls only over existing cladding system
3. Replacing the entire exterior cladding system

Project Justification

The SERF building has significant issues with moisture penetration into the building and causing damage. This situation requires increasing amounts of repair to the building interior and exterior. Leaks mainly come through openings in the roof and building envelope created by improper installation of the building siding and integral roof caps. The original design of the building exterior promotes leakage through poor placement of caulk joints, gaps in the exterior wall panels, inadequate connections between the roof membranes and the roof caps, unsealed roof caps, and exterior wall cavities that are exposed. If left unattended, the SERF interior will continue to be damaged by moisture and its exterior will continue to deteriorate, requiring a more extensive and costly future renovation.

The building exterior has also developed significant staining from rust and dirt. Efforts have been made to clean the exterior with various methods, but none have been successful, nor cost effective. The staining also reappears soon after each cleaning attempt.

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, exterior metal cladding systems, 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

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Project Budget

Construction Cost:		$562,000
Haz Mats:		$0
Construction Total:		$562,000
Contingency:	15%	$84,300
A/E Design Fees:	8%	$45,000
DFD Mgmt Fees:	4%	$25,900
Equipment/Other:		$0
		$717,200

Funding Source

Funding Source	Total
GFSB - Facilities Maintenance & Renovation [Z060]	$0
PRSB - []	$0
Agency/Institution Cash [AGF0]	$22,500
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$22,500
Other Funding Source	$0
	$45,000

Project Schedule

SBC Approval:	01/2014
A/E Selection:	07/2013
Bid Opening:	04/2014
Construction Start:	05/2014
Substantial Completion:	10/2014
Project Close Out:	06/2015

Project Contact

Contact Name:	Matthew 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 not 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. ☐ ☑