All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Green Bay	285-0D-9950	Multi-Building

Project No. 14B3Q **Project Title** Univ Village Apts Ext Envelope Repr

Project Intent

This project replaces exterior wood siding on all nine University Villages Apartments and exterior aluminum slider windows on eight of the same apartments to reduce operational maintenance costs and improve building energy efficiency.

Project Description

Project work includes replacing ~65,300 SF (~7,255 SF per building) of horizontal wood lap siding with new prefinished vinyl horizontal lap siding and replacing 384 aluminum slider windows (48 6'0" x 4'0" units per building) with new energy efficient units. The new siding will be a premium grade product with a minimum of a 15-year warranty on installation and materials. The new window units will be thermally broken, double-glazed low-E sliding aluminum sliders with screens. All associated trim, flashings, and sealants will also be replaced. Miscellaneous items such as signage attached to the siding will be salvaged for re-installation. Project work also includes replacing two 9-foot by 45-foot concrete slabs at common entry points and 96 LF of handrails and guardrails at the upper entrances to meet current building codes.

Project Justification

The University Village Apartments were constructed as the original campus student residences in 1970. The exterior wood siding was installed in 1989. The wood siding has required constant restaining and sealants replacement. The surface of much of the siding is beginning to crack and check. Stain is peeling from the surface of the siding boards, especially on southern and western exposures. The aluminum horizontal sliding sash windows are not thermally broken and have poor air seals. The glass is not a low-E variety and is a source of excessive heat loss in these nine buildings. The concrete slabs at building entry points are cracked, heaving, and in poor condition. The existing guardrails and handrails are also in poor condition and the spacing between vertical members no longer meets current building codes.

A/E Consultant Requirements

☑ A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of exterior envelope maintenance and renovation 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 involving window and siding replacement work (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:		$1,511,000
Haz Mats:		$0
Construction Total:		$1,511,000
Contingency:	15%	$226,600
A/E Design Fees:	8%	$120,900
DFD Mgmt Fees:	4%	$69,500
Equipment/Other:		$0
		$1,928,000

Funding Source(s)	Total
GFSB - []	$0
PRSB - Facilities Maintenance & Renovation [T550]	$1,928,000
Agency/Institution Cash []	$0
Gifts	$0
Grants	$0
Building Trust Funds [BTF]	$0
Other Funding Source	$0
	$1,928,000

Project Schedule

SBC Approval:	04/2014
A/E Selection:	05/2014
Bid Opening:	03/2015
Construction Start:	05/2015
Substantial Completion:	09/2015
Project Close Out:	12/2015

Project Contact

Contact Name:	Jeffrey Schulz
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Telephone:	(920) 465-2202 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?	☑	☐
Required hazardous materials abatement (solvent–based stains embedded into the wood siding) has been included in the estimated project schedule and project budget. Comprehensive environmental survey inventory data IS available on Wisconsin's Asbestos & Lead Management System (WALMS) <http://walms.doa.state.wi.us/>. Comprehensive environmental 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. ☑ ☐

    Possible Focus on Energy rebates for the window replacement. Residence Life personnel will coordinate these potentioal cost savings.

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. ☐ ☑