

# All Agency Project Request

2013 - 2015 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	Eau Claire	285-0C-0001	SCHOFIELD HALL, HARVEY A.

<b><u>Project No.</u></b>	14B3S	<b><u>Project Title</u></b>	Schofield Ext Envelope Repr
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## **Project Intent**

This project repairs the exterior masonry envelope, including replacing all exterior doors and windows.

## **Project Description**

Exterior envelope work includes cleaning ~38,000 SF of masonry, replacing ~380 SF (~2,000 units) of face brick, repairing stone surfaces in ~200 locations, repointing ~7,000 SF of stone masonry to openings, and replacing ~7,800 LF of joint sealants (coping joints, control joints, expansion joints, exterior windows, and belt coursing). The exterior stairs and landing (~400 SF) on the north side of the building and ~600 SF of concrete pedestrian walkways will be replaced. All exterior door assemblies, 4 skylights, 350 exterior windows, and ~4,200 SF of sun shading will also be replaced. An abbreviated historic preservation plan will be required to document the original design details, existing conditions, and proposed repair solutions. The A/E team will need to investigate original building drawings to determine to the best intent possible, if it is possible to replicate the original design details, and still specify and install doors, windows, and sky lights that meet safety and R-values for exterior door assemblies and exterior window units.

## **Project Justification**

The exterior envelope has deteriorated and the damage is accelerating where the joint sealants and mortar joints have failed. Surface drainage adjacent to the buildings has also deteriorated, further contributing to the poor building envelope condition.

## **A/E Consultant Requirements**

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of comprehensive exterior envelope repairs on historic structures and producing historic preservation plans 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

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## Project Budget

Construction Cost:		\$1,777,000
Haz Mats:		\$0
Construction Total:		\$1,777,000
Contingency: 15%		\$266,500
A/E Design Fees: 8%		\$142,200
DFD Mgmt Fees: 4%		\$81,700
Equipment/Other:		\$30,000
		\$2,297,400

## Funding Source(s)

	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$2,297,400
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$2,297,400

## 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: Terry L. Classen, P.E.  
 Email: <classetl@uwec.edu>  
 Telephone: (715) 836-5278 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.*

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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.    
*Schofield Hall is listed by the Wisconsin Historical Society as a building of historical significance.*
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.