

All Agency Project Request

2013 - 2015 Biennium

Agency	Institution	Building No.	Building Name
University of Wisconsin	Eau Claire	285-0C-0006	MCPHEE PHY ED

Project No.	14C2Q	Project Title	McPhee Phys Ed Ext Envelope/Roof Repr
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Project Intent

This project applies a spray foam roof covering on Areas 6-9 and repairs the exterior masonry envelope, pedestrian walkways (including the entryway bridge), exterior stairs and stoops, foundation walls, and retaining walls.

Project Description

Roofing work includes replacing ~26,300 SF of built-up asphalt roof on Areas 6-9 with a new spray foam roof covering to provide a silicone membrane with granules and increase the R-value from 27 to 34. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations.

Exterior envelope work includes cleaning, repairing, and repointing ~5,000 SF of face brick and ~17,000 LF of mortar joints; replacing ~9,200 LF of joint sealants (precast concrete wall panels, infill panels, exterior windows, masonry control joints, masonry expansion joints); and repairing ~4,550 SF of cement plaster surfaces and 100 SF of exposed concrete structure. Damaged sections of the foundation wall and retaining walls will be removed and repaired. Joint sealants will be repaired or replaced. The project will clean and replace ~1,600 SF of bridge deck coating and replace ~300 SF of elevated pedestrian walkway concrete slab; remove and replace ~7,900 SF of slab on grade concrete; and remove ~1,700 SF of mow strips adjacent to the building, re-grade the site, and re-install ~2,500 SF of new mow strips.

Project Justification

The McPhee Physical Education roof areas are more than 22 years old and have failed. Recent site inspections by the Physical Plant staff and DFD determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. 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. The foundation walls and retaining walls joints have failed, and poor drainage design in these areas has resulted in the segmentation and separation of the wall sections.

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 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:		\$1,094,600
Haz Mats:		\$0
Construction Total:		\$1,094,600
Contingency: 15%		\$164,200
A/E Design Fees: 8%		\$87,600
DFD Mgmt Fees: 4%		\$50,400
Equipment/Other:		\$30,000
		\$1,426,800

Funding Source(s)

	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$1,426,800
PRSB - []	\$0
Agency/Institution Cash []	\$0
Gifts	\$0
Grants	\$0
Building Trust Funds [BTF]	\$0
Other Funding Source	\$0
	\$1,426,800

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.
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 Telephone: (715) 836-5278 x

Project Scope Consideration Checklist

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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.
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.