

WISCONSIN DEPARTMENT OF VETERANS AFFAIRS



Request for Architectural and Engineering Services

King Roofs Wisconsin Veterans Home - King

September 2015

DFD Project No. 15H1E

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I. Project Background and Purpose

The Wisconsin Veterans Home at King (Home) serves the long-term care needs of 721 aged and disabled veterans and their eligible dependents with a staff of 981 employees and 389 volunteers. Established in 1887 by the Grand Army of the Republic, the Home has witnessed significant growth and development over the past 128 years.

The roof systems on the Heating Plant, Central Services, Fire & Security, and Maintenance buildings are all part of the original construction from 1951, 1963, 1968, and 1968, respectively. The roof systems on these buildings are failing, roof top units are rusted and beyond their useful life. The current method of accessing the roofs is unsafe and not in compliance with OSHA standards. New roofs and roof systems will add to the longevity of the buildings and new ladders and ladder guards will provide staff with a safe means of access.

II. Project Description

This project includes the removal and replacement of roofs at the Heating Plant (Bldg 403), Central Services (Bldg 502), Fire & Security (Bldg 400), and Maintenance (Bldg 406) buildings. Replace existing built-up-roof systems with fully adhered 60-mil black EPDM over tapered Polyisocyanurate insulation over exist deck to achieve minimum average R-24 and will include new prefinished metal flashing as required. The Heating Plant roof measures 5,300 sq ft, Central Services 2,677 sq ft, Fire & Security 4,233 sq ft and Maintenance 20,544 sq ft. In addition, removal and replacement of roof top equipment, including HVAC units, exhaust fans and roof top items related to the mechanical systems. The project will replace all roof flashing at the perimeter and within the areas of roof replacement. The cement plaster façade along the perimeters of the Fire & Security and Maintenance buildings will be replaced. The Water Treatment Plant (Bldg 504) requires modifications to the rooftop HVAC units. Mechanical equipment systems will need to be shut down during the replacement of HVAC units and exhaust fans.

The installation of permanent, OSHA- approved ladders and ladder guards will address access to roofs at Fire & Security, Heating Plant, Maintenance, Central Services, and the Water Treatment Plant.

III. Scope of Services

The AE shall provide pre-design through construction administration services in accordance with the DFD “*Policy and Procedure Manual for Architects/Engineers and Consultants*”, the “*Guide for Developing Program Statements for Projects Requiring Enumeration*”, and the DFD “*Contract for Professional Services* as directed by DFD at the Design Kickoff meeting. The services may be contracted for in multiple parts with project-specific review/ approval/ authorization points in the contract as determined by the needs of the project. Authorization for subsequent services will be issued in writing upon satisfactory performance and completion of contracted services and deliverables.

Design shall include:

- Removal and replacement of the roofs, perimeter roof flashing, and rooftop equipment including HVAC units, exhaust fans, and mechanical systems at Fire & Security, Heating Plant, Maintenance, and Central Services buildings;
- Removal and replacement of the cement plaster façade on the perimeters of Fire & Security and Maintenance buildings;
- Modifications to the rooftop HVAC units at the Water Treatment Plant; and
- Installation of permanent, OSHA-approved ladders and ladder guards at Fire & Security, Heating Plant, Maintenance, Central Services, and the Water Treatment Plant buildings.

IV. Consultant Qualifications

The consulting team should have experience in the design and construction of roofs, roof access systems, and the design and replacement of rooftop HVAC equipment. AEs should clarify this experience in their letter of interest by describing the project scope, size, construction value, and date completed. AEs should also indicate, where possible, prime and sub-consultant team members, and the experience of sub-consultants with similar projects.

V. Proposed Project Schedule

AE Selection	Oct 2015
Design Report to Building Commission	May 2016
Bid Opening	Aug 2016
Construction Start	Oct 2016
Substantial Completion	Oct 2017

VI. Preliminary Project Budget

Construction	\$
Asbestos Abatement	\$
Contingency	\$
AE	\$
DFD Fees	\$
Total Project Budget	\$611,100

Project previously submitted as an All Agency Project Request (AAPR) to the 2015-2017 Capital Budget. WDVA submitted a grant application to the USDVA State Homes Construction Grant Program to fund up to 65% of the project.

VII. Agency Contact

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