

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Milwaukee	285-0B-1945	Chancellor's House (3435 N. Lake Drive)

<u>Project No.</u>	17A1G	<u>Project Title</u>	UWMIL Chancellor's House Roof Replacement
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Project Intent

This project provides investigation and research, pre-design, and design services in accordance with the DFD Consultant Policy & Procedure Manual to repair and/or replace the Chancellor's House roofing. The roofing systems will be evaluated to identify deficiencies, develop design solution alternatives (including repair vs. replacement), and recommend appropriate corrective measures. The design solution alternatives and all proposed project work will be reviewed, coordinated, and approved by the State of Wisconsin Historical Society and the UW System Administration historical preservation officer.

Project Description

Project work includes repair and/or replacement of approximately 3,250 SF of steep-sloped slate roofing, 350 SF of low-sloped steel roofing and dormer area, and 270 SF of low-sloped copper roofing and associated flashing pans. The deteriorated wood roof deck substrate will be replaced as required and new waterproofing underlayment installed. Roof ventilation will be replaced and provided as new where none currently exists. All copper sheet metal flashings, gutters with leaf-guards, scuppers, and downspouts will also be repaired or replaced.

Project Justification

This historic building is 89 years old and appears to have the original slate roof and flat seam metal roof areas. Moisture intrusion has occurred from deteriorated slate, copper and steel roof system, and improper flashing repairs with sealants. Many of the slate tiles are broken, chipped or delaminating and some are missing. The underlayment membrane is deteriorated, flashings have open joints and sealants are deteriorated and missing. Gutters and downspouts have deteriorated and sections have open joints patched with sealants. Flat seam metal roof sections have deficient repairs with asphalt built-up roof and membrane roofing that has deteriorated. Roof ventilation is inadequate. Water damage is apparent on soffits and adjacent masonry, requiring restoration.

A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of historic roofing systems, exterior building envelope renovation/restoration, 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. The work includes design phase approval and final certification of compliance with historic requirements. Consultants should indicate specific projects from past experience (including size, cost, and completion date) in their letter of interest and include proposed consulting partners and specialty consultants if any will be part of the design team.

The consultant will verify project scope, schedule, and budget estimates, and

Commissioning

- Level 1
- Level 2

All Agency Project Request 2013 - 2015 Biennium

recommend modifications as required to complete the specified project intent. The consultant will prepare a pre-design document to establish an appropriate project scope, budget, and schedule prior to the university seeking authority to construct from the Board of Regents and State Building Commission.

<u>Project Budget</u>	<u>Funding Source</u>	<u>Total</u>
Construction Cost: \$	GFSB - Facilities Maintenance & Renovation [Z060]	\$0
Haz Mats: \$	PRSB - []	\$0
Construction Total: \$	Agency/Institution Cash [AGF0]	\$21,000
Contingency: 15% \$	Gifts	\$0
A/E Design Fees: 8% \$	Grants	\$0
DFD Mgmt Fees: 4% \$	Building Trust Funds [BTF]	\$0
Other: \$	Other Funding Source	\$0
\$324,000		\$21,000

Project Schedule

SBC Approval: 08/2017
 A/E Selection: 03/2017
 Bid Opening: 03/2018
 Construction Start: 05/2018
 Substantial Completion: 08/2018
 Project Close Out: 12/2018

Project Contact

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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.
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?

All Agency Project Request 2013 - 2015 Biennium

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
S. A. Weyenber House and garage, 3435 N. Lake Drive, is listed by the Wisconsin Historical Society as buildings of historical significance, and on the National/State register as a contributing property in the Kenwood Park-Prospert Hill Historic District.
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?
The project will reduce the annual maintenance budget by approximately \$50+ annually. The roof replacement is to prevent catastrophic failures to the roof, building envelope, and interior space due to its deteriorated condition and inevitable failure.
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.