

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Whitewater	285-0N-0044	DRUMLIN HALL

<u>Project No.</u>	16FIU	<u>Project Title</u>	Drumlin Dining Hall Roof Replacement
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Project Intent

This project provides investigation and research, pre-design, and design services to replace all roofing systems for Drumlin Dining Hall. The roofing systems and associated ancillary work will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures to maintain envelope integrity and prevent damage to the building and its contents.

Project Description

Project work includes replacing approximately 20,800 SF of rubber ballasted roof and built-up roof with a fully adhered EPDM roofing system. The existing roof insulation will be removed down to the concrete deck and properly disposed. The deck will be inspected to ensure it is clean and free of defects, and new insulation with an average R value equal to 25.2 will be installed. The roof systems will be tapered to drain areas as needed. Drains will be inspected and clamping bowl rings and bowl bolts replaced to ensure a proper seal. Staging areas will be strictly defined and coordinated with campus to ensure pedestrian safety and underground utilities are protected as roof replacement proceeds.

Project Justification

The roof sections are more than 25 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development staff 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 flashing is beginning to split open and allow water infiltration. Roof drains are buckling due to poor installation. Past roof patches are starting to fail at the seams and the pitch pockets used plastic roof cement and not sealer leading to failure.

A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of 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. 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.

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

Commissioning

- Level 1
- Level 2

All Agency Project Request

2013 - 2015 Biennium

<u>Project Budget</u>	<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost: \$	GFSB - []	\$0
Haz Mats: \$	PRSB - []	\$0
Construction Total: \$	Agency/Institution Cash [AGF0]	\$477,900
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
\$477,900		\$477,900

Project Schedule

SBC Approval: 03/2017
 A/E Selection: 08/2016
 Bid Opening: 03/2018
 Construction Start: 05/2018
 Substantial Completion: 08/2018
 Project Close Out: 12/2018

Project Contact

Contact Name: Jeff Klamik
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 Telephone: (262) 472-6729 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. Project work will take place during the summer to ensure the kitchen is offline. Project work should not impact staff.
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?
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.

All Agency Project Request

2013 - 2015 Biennium

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?
Roof inspection, scans and cores should be completed to ensure all problems are accounted for and corrected.
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. Drumlin Dining Hall must be fully operational for the start of school in the fall.
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?
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.