

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	Madison	285-0A-0225	KOHL CENTER, THE

<u>Project No.</u>	15AIY	<u>Project Title</u>	Kohl Center Roofing Repl
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Project Intent

This project provides investigation and research, pre-design, and design services to replace all roofing systems at the Kohl Center. The roofing systems will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents.

Project Description

Project work includes replacing all 225,000 SF across 10 areas of Hypalon roof membranes and replace with fully adhered EPDM roof systems or equal, and replacing or augmenting roof insulation as necessary to obtain R24 rating. Roof systems will be tapered to the drain areas as needed. Drains will be inspected and clamping rings and bowl bolts replaced to ensure a proper seal. New wall flashing and cap metal with termination bar will be installed. Staging areas will be strictly defined and coordinated with campus to ensure pedestrian safety and underground utilities protection as roof replacement proceeds around the building.

Project Justification

The roof sections are more than 18 years old. 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. There have been numerous leaks on all roof areas since original installation and the upper roof Area 7 has split open at the seams, requiring that the interior seating below be closed due to water leaks. The manufacturer of the existing roof system is no longer in business.

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. Consultants should also have specific expertise and experience in the design and coordination of roof replacements of this size with materials specified for longevity and low cost maintenance. 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

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Project Budget

Construction Cost:	\$	
Haz Mats:	\$	
Construction Total:	\$	
Contingency: 15%	\$	
A/E Design Fees: 8%	\$	
DFD Mgmt Fees: 4%	\$	
Other:	\$0	
		\$2,986,000

Funding Source(s)

	<u>Total</u>
GFSB - Facilities Maintenance & Renovation [Z060]	\$
PRSB - []	\$
Agency/Institution Cash [AGF0]	\$93,600
Gifts	\$
Grants	\$
Building Trust Funds [BTF]	\$
Other Funding Source	\$
	\$93,600

Project Schedule

SBC Approval: 08/2015
 A/E Selection: 02/2015
 Bid Opening: 02/2016
 Construction Start: 05/2016
 Substantial Completion: 12/2016
 Project Close Out: 06/2017

Project Contact

Contact Name: Christian Velie
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 Telephone: (608) 263-3018 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.

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?

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.
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.