

# All Agency Project Request

2013 - 2015 Biennium

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<b><u>Agency</u></b>	<b><u>Institution</u></b>	<b><u>Building No.</u></b>	<b><u>Building Name</u></b>
University of Wisconsin	Madison	285-0A-0557	CHADBOURNE HALL

<b><u>Project No.</u></b>	16H1F	<b><u>Project Title</u></b>	Chadbourne Hall Roof Replacement
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## **Project Intent**

This project provides investigation and research, pre-design, and design services to replace the insulation and built-up roofing systems on Chadbourne Hall. The roof areas will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures.

## **Project Description**

Project work includes replacing approximately 11,580 SF of insulation and built-up roof system (BUR) with a new 60-mil, fully adhered black Ethylene-Propylene-Diene-Monomer (EPDM) membrane over a 1/8-inch per foot tapered polyisocyanurate insulation to obtain 20-yr no-dollar-limit (NDL) labor and material warranty and increase R-value from existing R-22 to new system rated minimum-average R-25.2. All metal flashings will also be replaced.

## **Project Justification**

The Chadbourne Hall roof was nuclear scanned for moisture/wet insulation on April 29, 2016. Of the two wings scanned it was determined that 37.8% of the insulation was wet.

## **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

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<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]	\$313,000
Contingency: 15% \$	Gifts	\$0
A/E Design Fees: 8% \$	Grants	\$0
DFD Mgmt Fees: 4% \$	Building Trust Funds [BTF]	\$0
Other: \$0	Other Funding Source	\$0
<b>\$313,000</b>		<b>\$313,000</b>

## Project Schedule

SBC Approval: 01/2017  
 A/E Selection: 09/2016  
 Bid Opening: 04/2017  
 Construction Start: 05/2017  
 Substantial Completion: 08/2017  
 Project Close Out: 12/2017

## Project Contact

Contact Name: Mike Phillips  
 Email: <mike.phillips@housing.wisc.edu>  
 Telephone: (608) 890-1816 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 Residential Housing Facilities 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 environmental 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?    
*Roof replacement will decrease maintenance costs. Roof insulation is holding water causing moisture issues within the envelope of the building.*
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.