

# 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-0485	MUSIC HALL

<b><u>Project No.</u></b>	13J2Y	<b><u>Project Title</u></b>	Music Hall Ext Envelope Repr
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## **Project Intent**

This project provides investigation and research, pre-design, and design services to maintain and repair the exterior building envelope. The building envelope will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. An abbreviated historic preservation plan and historic structures report for the exteriors only will be required to document the original design details, conditions, and proposed repair solutions.

## **Project Description**

Project work includes reviewing available building information and providing pre-assessment survey; providing a complete building envelope condition assessment and a visual assessment of the structural and mechanical system components as they relate to the building envelope; and providing full programming of needed repairs to the building envelope, including the clock tower.

All project work and recommendations must be coordinated with the State Historical Society, UW System Administration Historic Preservation Officer, and UW-Madison Historic Preservation Officer. All proposed maintenance/repair work must conform to the US Park Service's Secretary of Interior standards for maintenance/repair of historic structures and to EPA and OSHA recommended worker safety requirements for removing lead based paint and lead contaminated materials. Work methods and materials for wood replacement and repairs will be fully defined in the project specifications as replacement in-kind. Submittal approvals are required for standing trim, running trim, soffits, and fascia lumber, preservative treatments including paint, primers, and varnishes prior to construction.

## **Project Justification**

Music Hall, the seventh building constructed on campus and the fifth oldest still standing, is located at the foot of Bascom Hill, across the street from the Humanities Building. It is the home of University Opera productions and the site of several offices and areas for stage construction, costume making, and dressing rooms. The Carol Rennebohm Auditorium, a 380-seat theater, was renovated in 1985. The exterior wall cavities have collapsed in several areas. Entrance step wing walls have separated from the steps causing water intrusion (due to open joints) into the basement areas of the building. Wing walls are located at all building entrances. In addition, the steeple has deteriorated to the point where the faces of the steeple clocks are tipped and pose a safety concern; clock faces are currently supported in make shift fashion (bracing from the interior of the building). Portions of the exterior stone cladding have also failed. Stone masonry joints have ribbon joints placed over them which is not historic to the building. This ribbon joint causes the shelf edge to accumulate water and ice which is not seeped back into the stone and deteriorating the face of the stone.

## **A/E Consultant Requirements**

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of comprehensive exterior envelope repairs on historic structures and producing historic preservation plans as part of a design team. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development of design and bidding documents, 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

## **Commissioning**

- Level 1
- Level 2

# All Agency Project Request

2013 - 2015 Biennium

Commission.

### Project Budget

Construction Cost:

Haz Mats: \_\_\_\_\_

Construction Total: \_\_\_\_\_

Contingency: 15%

A/E Design Fees: 8%

DFD Mgmt Fees: 4%

Other: \_\_\_\_\_

### Funding Source(s)

GFSB - Facilities Maintenance & Renovation [Z060]

PRSB -

Agency/Institution Cash [AGF0]

Gifts

Grants

Building Trust Funds [BTF]

Other Funding Source \_\_\_\_\_

Total

### Project Schedule

SBC Approval: 09/2015

A/E Selection: 01/2015

Bid Opening: 03/2016

Construction Start: 05/2016

Substantial Completion: 09/2016

Project Close Out: 12/2016

### Project Contact

Contact Name: Matt M. Collins

Email: <mcollins@fpm.wisc.edu>

Telephone: (608) 263-3031 x

### Project Scope Consideration Checklist

Y N

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. Comprehensive building survey inventory data is not 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?

# All Agency Project Request

2013 - 2015 Biennium

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*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 here.

*Music Hall] is listed by the Wisconsin Historical Society as (a) building(s) of historical significance.*

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?

*Completion of this project will decrease operational maintenance costs.*

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.