

All Agency Project Request

2013 - 2015 Biennium

<u>Agency</u>	<u>Institution</u>	<u>Building No.</u>	<u>Building Name</u>
University of Wisconsin	River Falls	285-OJ-0007	KLEINPELL FINE ARTS

<u>Project No.</u> 14E1P	<u>Project Title</u> Kleinpell Fine Arts Ext Window Repl
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Project Intent

This project replaces all exterior operable window assemblies with new energy-efficient units, restores the exterior envelope integrity, replaces or repairs deteriorated components, and will decrease operational maintenance costs.

Project Description

Project work includes replacing all 94 operable, center pivot casement windows (7'0" x 3'0"/opening); repairing and replacing interior and exterior finishes, materials, and sealants disturbed or damaged by the window replacements. The replacement units will have commercial-grade insulated glass set in thermally broken insulated aluminum frames.

Project Justification

Kleinpell Fine Arts (135,656 GSF) was constructed in 1973 and all exterior windows (casements and storefronts) are original. The seals have been replaced, but the units are not weather tight, and air and moisture infiltration still persist. The moisture infiltration has caused some concerns with mold growth on internal surfaces. All exterior doors, with the exception the loading dock, were replaced in 2006.

A/E Consultant Requirements

A/E Selection Required?

Consultants should have specific expertise and experience in the design and coordination of window replacement projects in an institutional setting as part of a design team. Work includes site surveys, acquiring field data, and verifying as-built conditions to assure accurate development and production of 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.

Commissioning

- Level 1
- Level 2

<u>Project Budget</u>	<u>Funding Source(s)</u>	<u>Total</u>
Construction Cost: \$192,000	GFSB - Facilities Maintenance & Renovation [Z060]	\$245,000
Haz Mats: \$0	PRSB - <input type="checkbox"/>	\$0
Construction Total: \$192,000	Agency/Institution Cash <input type="checkbox"/>	\$0
Contingency: 15% \$28,800	Gifts	\$0
A/E Design Fees: 8% \$15,400	Grants	\$0
DFD Mgmt Fees: 4% \$8,800	Building Trust Funds [BTF]	\$0
Equipment/Other: \$0	Other Funding Source	\$0
\$245,000		\$245,000

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Project Schedule

SBC Approval: 06/2014
A/E Selection: 07/2014
Bid Opening: 02/2015
Construction Start: 05/2015
Substantial Completion: 08/2015
Project Close Out: 12/2015

Project Contact

Contact Name: Timothy G. Thum
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Telephone: (715) 425-3828 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. A summer replacement schedule is required to minimize the disruption to building occupants.
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.
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.

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The construction work must take place between May 15 and August 15 to avoid conflict with building occupants.

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 maintenance cost for water infiltration clean-up and will marginally reduce heating 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.

This project may qualify for a Focus on Energy rebate for energy savings.

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.