UNIVERSITY OF WISCONSIN WHITEWATER

# PROJECT: Andersen Library Envelope Repairs

## PROJECT #: 19C1B

**Project Priority Score:** 34

**Project Benefit Score:** 9

## Project Description and Scope:

This project will repair the stone masonry for the Andersen Library. The stone masonry joints located above roof-to-wall transitions should be inspected and repointed as necessary. The mechanical louver, window frame-to-masonry joint sealants should be removed and replaced. The pre-cast concrete joint sealants should be removed and replaced with new. Finally the mechanical louver joint sealants should be removed and replaced. The goal of this project is to inspect the stone masonry mortar joints, mechanical louver and precast concrete coping joints for the building and provide design services and repair/replacement as necessary to ensure the integrity of the building envelope.

## Estimated Project Costs:

| | |
|---|---|
| Construction | $232,000 |
| Equipment/Other | |
| Design Fees | $24,000 |
| Management Fees | $11,000 |
| Contingency | $33,000 |
| **Total Project:** | **$300,000** |

## Operating Budget Impact:

| | |
|---|---|
| Custodial Staff | |
| Maintenance Staff/Expenses | |
| Utility | |
| Other | |
| **Annual Operational Impact:** | |

## Project Justification:

An inspection of the building roof and envelope found the pre-cast concrete masonry joints on the roof areas should be removed and replaced. The stone masonry, masonry sealant joints, and mechanical louver sealant joints located above roof -to-wall transitions require maintenance and are likely contributing to leakage associated with the roofing systems. The stone masonry joints located above roof-to-wall transitions should be inspected and repointed as necessary. Approximately 30-40% repointed is estimated to be required.

## Funding:

| | |
|---|---|
| General Fund Supported Borrowing | |
| Program Revenue Supported Borrowing | |
| Building Trust Funds | |
| Gifts and Grants | |
| Program Revenue Cash | |
| Campus Funds | $300,000 |
| Total: | $302,000 |

## Issues/Concerns:

None at this time

## Proposed Timeline:

| | |
|---|---|
| State Enumeration: | |
| A/E Selection: | May 2019 |
| 35% Design Report: | |
| Bid Date: | February 2020 |
| Substantial Completion: | August 2020 |
| Occupancy: | na |

* Project implementation underway prior to implementation of project priority tool