University of Wisconsin Whitewater

PROJECT: Center of the Arts Roof Replacement

PROJECT #: 20D2I

Project Description and Scope:

This project replaces the roofing system for Center of the Arts Building. The project scope includes replacing the roof coverings and installing new fully-adhere Ethylene Propylene Diene Monomer (EPDM) roofs. All existing roofing materials (i.e., flashing, etc.) will be removed and properly disposed offsite. The roof decks will be inspected to ensure they are clean and free of defects, and new insulation with an average R value of 25.2 will be installed. The new roof systems will be tapered to drain areas as needed with secondary drainage added to portions of the building. Staging areas will be strictly defined and coordinated with campus to ensure pedestrian safety and underground utilities are protected as roof replacement proceeds. Roofing work must be coordinated around electrical conduits that run across the roofing surface, mechanical equipment curbs, and other roof penetrations.

Project Justification:

Following a roof inspection for the building, it was realized that the roof is past its life span and the proper course of correction is a new roof. A nuclear moisture meter scan was completed, and the roof was found to be more than 60% saturated in multiple areas with a total saturation of more than 31% and near the DFD threshold for replacement.

Issues/Concerns:

None at this time

*Estimated Project Costs:

Construction	$1,929,400
Design Fees	$130,400
Management Fees	$88,800
Contingency	$289,500
Other Fees	22,600
Total Project:	**$2,460,700**

Operating Budget Impact:

Custodial Staff

Maintenance Staff/Expenses

Utility

Other

Annual Operational Impact:

Funding:

General Fund Supported Borrowing	$2,460,700
Program Revenue Supported Borrowing	
Building Trust Funds	
Gifts and Grants	
Program Revenue Cash	
Total:	**$2,460,700**

Proposed Timeline:

State Enumeration:	
A/E Selection:	June 2020
35% Design Report:	
Bid Date:	November 2021
Substantial Completion:	August 2022
Occupancy:	

*Project costs indicated include replacement costs for Anderson Library Roofing which is due for construction in 2023.