

Overview of the University Houses Exterior Envelope Repairs Project

Background of Project:

This \$1.5 million project was originally approved for design by the State Building Commission and the Board of Regents to be done at the same time as the \$15 million interior renovations of the University Houses neighborhood. Approval to go to bid last summer was not given because of issues with the interior renovation project. We were given approval in January of 2016 and received notice from the State that the project was approved to proceed on May 20, 2016. We held our first meeting with the state construction representative and the contractors on May 23, 2016 and received notice on Friday, June 3 that they would begin mobilizing to the site on Monday, June 6, 2016.

Description of Project/Scope of Work:

The major focus of the exterior envelope repairs is on replacing cracked or broken brick, removing and replacing asbestos-containing caulk above tops of windows and locations where wood meets brick, and repairing, and in some cases replacing, steel brick supports at the tops of windows, called lintels. The work on most of these steel brick supports includes removal of lead based paint and repainting. Every building has different needs and specific areas where the brick is scheduled to be replaced, and some buildings have different elements that need work. No two buildings will have exactly the same work for this project.

University Apartments will send weekly email updates to the whole community as well as some targeted information to the buildings being worked on. The weekly emails will be archived on the construction website: <http://www.housing.wisc.edu/about-construction-apartments-universityhouses.htm>

Because there are so many factors that impact what work can be done when, this is a project with a lot of changes. Weather factors like rainfall, temperature, humidity, wind speed and direction can all impact what work will be done each day.

Construction Logistics:

When work is being done on the buildings, there will be an aerial lift, some scaffolding, and fencing used to allow for safe work and safe living around the work. When the contractor has fencing at the rear of the buildings, we have asked that they clean up the work space and open the ends of the fencing at the completion of each work day to allow for access to back patios and the yard area. While this work is being done, it is important that residents remove all belongings from front entryways and back patio areas. More details about where personal belongings can be stored during the work will be included in the weekly project emails.

Project Schedule Overview:

Each building may have fenced areas for a few weeks depending on the amount of work being done on the building. The tentative schedule as of June 17, 2016 is as follows:

Buildings 7, 5, 3, 1, 9, 11: June 13-July 22, 2016
Buildings 13, 15, 17, 19, 21, 23: July 25-August 29, 2016
Buildings 2, 6, 10, 14, 18: August 30-October 4, 2016
Buildings 25, 27, 29, 31, 33: October 5 –November 4, 2016
Buildings 35, 37, 39, 41: November 7-December 12, 2016
Buildings 22, 26, 30, 34, 38: December 13-January 18, 2017

Description of Work:

What you can expect to see for each building:

- Setting up scaffolding and fencing
- Removal of brick (very loud work); this may include the use of saws, hammer drills, and chisels. This will most likely produce dust in the air.
- Removal of caulk and paint on lintels (these materials may contain hazardous substances- some caulk contains asbestos and paint on most lintels contains lead). All abatement of these materials will be done by certified staff using approved, safe, wet abatement methods.
- Re-caulking many areas and re-painting lintels
- Replacement of brick and mortar
- Removal of scaffolding and fencing

We have also received approval from the State to include an exterior lead paint abatement project. The contractor is still working with their sub-contractors to phase in the additional work. More information on that should be available soon.

Approved work hours for this project are 8am-4:30pm, Monday-Friday.

Resident Responsibility:

When the contractors are working on your building:

- Please keep your windows closed during the work day. If windows are left open, Housing staff will enter your apartment and close them. Windows need to be closed to avoid getting dust and water in apartments while work is being completed on your building.
- Please remove personal items adjacent to the building- this includes bikes, toys, and patio furniture. At the rear of the building items should be moved as far back as possible- inside the fence is okay if items will not be needed during the day. Items should be at least 10 feet away from the building to allow the contractors to easily move their scaffolding and lift around the building. It will also cut down on the dust on your items. If items are not moved, Housing staff may need to relocate or remove them. Belongings should also be removed from the front entryway of apartments while work is being done. If you are unsure of where to move items to, please contact the Apartment Facilities office.

How University Apartments will help:

- UA has a limited number of small air conditioner units available for use when your building is being worked on. This will include installation and removal by our staff. We would install them once the scaffolding gets to your building and remove them once the work is completed at your building.
 - We have been assured by the Environmental Health Specialist for the Division of Public Health for the State Department of Health Services that it is safe to run an air conditioning unit while hazardous materials are being worked on because there is no exchange of outdoor air with the air conditioner.
- We also will have a vacant apartment space in a building not being worked on with tables and chairs and some soft-sided furniture that will be available during the work day if you need to work from home and the noise on your building is too loud.

- UA programming staff has compiled a list of free and inexpensive things to do in the Madison area in the summer to give you some “field trip” ideas when you want to leave the community.
- If the contractor’s cleaning of window sills or other areas is not to your satisfaction, please contact our office and we will have someone come and evaluate the situation. We will have staff available to wipe the brick dust from window sills. It is especially difficult for the contractor to remove brick dust from between your screens and windows where they are not using plastic because the screens need to be removed from inside the apartments. It is safe to wipe up the dust; our public health advisors recommend using a wet disposable cloth or paper towel. This can be put in regular trash.