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## **Maucker Union Roof Plaza Replacement – Follow-up Information December 12, 2023**

What is the existing roof system? Currently there is a fluid applied membrane with a single layer of rigid insulation and a paver/pedestal system. The original pedestals were a concrete filled plastic and the new pedestals (select areas) are a plastic that is screwed to adjust the height from Wausau.

Is the roof deck salted in the winter? No, paths are snow-blown between egress doors and the roof edge.

Are there any other envelope problems you are aware of? During the summer of 2023, the majority of the tuckpointing and concrete cracks were repaired. We do anticipate some concrete repairs/caulking around the perimeter parapet wall. Additionally, concrete has failed at the concrete 'bench' caps.

Are there structural calculations available for the roof structure? Existing drawings are available from the original building and the roof improvements in the 1990's.

Is a green roof an option? At the meeting the university indicated it preferred to avoid the use of green roofs due to maintenance costs in the future. After internal discussion, the use of green roofs will be up to the design professional's recommendation and future discussions with the university assuming it is a proven, affordable, maintenance-free solution.

Are there any overflow scuppers from the roof drains in the plaza roof structure? No, none that we are aware of. We have never had any problems with areas under the pavers as the paver system reduces the amount of leaves and debris that get to the drain structures.

Is a Revit model available of the building? No, a Revit model is not available, but a partial point cloud/ interior scan will be made available to the selected consultant.

Can the roof pavers be reused? This is up to the designer to provide a recommendation to the University for the best option(s) for the walking surface.

Would the University of Northern Iowa Facilities Management team respectfully consider revising the Preliminary Selection Schedule, line item FRQ Responses Due Date from December 20, 2023 to January 5th, 2024? Yes, the RFQ Responses Due Date can be moved to January 5, 2024.

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Would the University of Northern Iowa Facilities Management team respectfully consider revising the Preliminary Selection Schedule, line item Finalists Selected Date from January 5th, 2024 to January 12th, 2024? Yes, the Finalists Selected date can be changed to January 12, 2024.

A few other comments to consider – When looking at the project, it will be important to consider various quantities of roof plaza space. The university is always looking for the best space for students, so this project will be focusing on the right amount of plaza and balancing student needs/usage, egress requirements and costs. Adequate lighting of the space will be important – currently some of the light posts serve as the plumbing exhaust system. In the cold months, when the egress doors open from the plaza to the inside space, there isn't a vestibule, so occupants complain of the cold breezes. The roof plaza receives a fair amount of wind as it is funneled between buildings. In the past table and chairs have been placed on the west side of the plaza. The tables and chairs were in poor condition and were removed until a new design could determine future seating. The roof ballasted with pavers on the south side of the building is not expected to be replaced as part of this project and is not part of the plaza space.

Two projects are currently planned for the roof area. The skylights (containing an art piece) on the west side of the plaza (above the Hemisphere Lounge) are scheduled to receive new glazing and the roof on the north end of the building over the Ballroom is planned to be replaced in the summer of 2024.

Meeting Attendees are attached.