SUCF – UB CENTER FOR THE ARTS | Amherst, NY

Exterior Rehabilitation and Replacement

DIDONATO
ENGINEERING & ARCHITECTURAL PROFESSIONALS

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Buffalo, NY 14203
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Client:
State University Construction Fund

Client Contact:
Ernest Stigi
(518) 320-1716

Project Size:
300,000 GSF

Construction Dates:
Phase I – 3/2014 – 12/2016
Phase II – 3/2017 – 9/2017
Phase III - TBD

Estimate:
Phase I - $7.2 million
Phase II - $3.4 million
Phase III – TBD

Bid Amount:
Phase I - $6.8 million
Phase II - $2.3 million
Phase III – TBD

Final Amount:
Phase I - $7.1 million
Phase II - TBD
Phase III – TBD

Key Personnel:
Gregory Hewitt, PE
James Frick, PE
James Wowzynski, CSI-EP
Julianne Josa, PE, LEED AP

Team:
DiDonato Associates-Project Management, Structural Design, Architectural Design
Vertical Access-Exterior Inspection
Mark Meshulam-Window/ Skylight Expert
Popli Design Group-Electrical, HVAC, Environmental Services
Toscano Clements Taylor-Cost Estimating Services
Stohl Environmental-Hazardous Materials Inspection

Categories:
SF02
AR06

WEST SIDE ENTRANCE


ATRIUM SKYLIGHT


SKYLIGHTS

DiDonato is providing design and construction administration services to Rehabilitate Exterior Envelope and Skylights, Center for the Arts (CFA) Building at the University of Buffalo North Campus. The project includes the main Atrium skylight and small studio classroom skylight replacement, north exterior stair replacement, building roof system rehabilitation, new lightning arrestor system, plaza deck waterproofing and replacement, building masonry flashing and metal panel façade repairs.

This is a very active building on campus, open to the public and occupied from 7 am – 11 pm. Phasing of the construction work was a connective coordination effort between the Architect, SUCF and campus and building staff.

The Center for the Arts building was completed in the fall of 1993 at the State University of New York at Buffalo. The building is located at the east end of the campus and overlooks Lake LaSalle to its north. On the south is the university's Coventry Circle entrance, a major plaza for both athletic and performing arts events. The building is rectangular in plan and asymmetrically split by a two-story atrium / gallery that defines the north-south axis by a continuous gable skylight that connects the Fine Arts and Theater Arts Departments. The Fine Arts Department consists of a student-faculty art gallery, sculpture, photography, drawing and painting studios, and administrative and faculty offices. The Theater Arts Department is larger, with an 1,800-seat proscenium concert/ opera theater, and a 400-seat repertory theater, a 200 seat black box theater, 150 seat experimental theater, a 200 seat media-screening room, video production and sound studios, a general art gallery, a student art gallery and two dance / performance studios. The building is open to the entire community interested in the arts and is supported by an arts advisory council that promotes artistic programs.

The two-story building also contains a basement level and two fly house protruding above the second story roof at the theater and dance stages. The building is steel framed structure with Concrete Masonry Unit (CMU) infill between columns and exterior facade comprised primarily of masonry and metal wall panels. Aluminum storefront glazing defines entrances and punched openings. The metal wall panels serve as a rain screen and are white in color.

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Exterior Envelope and Structure Rehabilitation

SUCF – UB Center For the Arts Exterior Rehabilitation (Cont'd.)

The main goal of the project is to provide watertight roof and skylights for the building and mitigate water infiltration into the buildings, through the masonry and adjacent hard surfaces. The infiltration of water has caused damage to substrates and interior of the building.

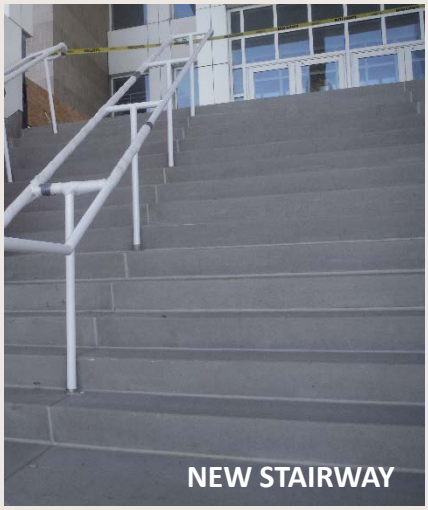
DiDonato's architects, engineers teamed with consultants Mark Meshulam, Popli Design Group, MS Analytical and Toscano Clements Taylor, whom together performed a detailed hands-on evaluation of the building's exterior envelope. This included strategically planned openings in the building's façade for exploratory investigation to thoroughly understand existing conditions.

DiDonato developed a series of reports from the investigations to prepare a rehabilitation scope and a detailed cost estimate that ultimately guided the client in prioritizing what deficiencies to address first. SUCF funding constraints lead to a phased project approach. DiDonato prepared necessary, plans, details and specifications to implement this repair work and to dovetail with future rehabilitation work. Most importantly, the work had to be closely coordinated with the University and facilities staff, to guarantee both a high level of safety and the least amount of disruption to the building occupants and activities.

DiDonato also is providing construction administration and overseeing third party testing during construction. Close monitoring of lab and field testing of installed building elements will ensure delivery of a minimum "30 year fix" to the water infiltration issues that have plagued this facility.

Phase I:

- Skylights - Design and testing services for removal and replacement of the Main Lobby's 360 foot long skylight. In addition we designed replacement of 28 classroom/gallery skylights. Removal and replacement of 14,000 SF of Architectural Metal Panel will facilitate patching large gaps found in the building's original air/moisture barrier. DiDonato also addressed a concerning life safety issue of falling snow and ice from the 40' high skylight structure right into a path of egress. DiDonato Associates designed an EPDM roof infill at entry alcoves that are sensitive to the original design aesthetics while providing safety to the users of the facility.
- North Stairs - Removal and replacement of the existing precast stairs and handrails.


NEW STAIRWAY

- Plaza Deck - Remove and replacement of the existing concrete slab on grade, plaza deck, masonry and guard rails on the all sides of the building. Includes removal and replacement of the interior basement corridor ceiling and both replacement and installation of additional rainwater drains and piping.

Phase II:

Roof Repair – Installation of 100,000 SF of EPDM roofing system over top of the existing membrane roof on the entire building. Areas where wet insulation was found was replaced in full to the height of the new roof. The remaining portion of the existing lightning protection system was removed and replaced.

Phase III:

- Remaining metal panel façade at west gallery and east theaters.
- Masonry wall replacement at all flashing conditions and water infiltration areas.