

ROOFING PROJECTS - 2009

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to design, solicit bids and award contracts for separate projects for the replacement of roofs on the following buildings:

<u>Projects</u>	<u>Cost Not to Exceed</u>
a. 110 E. Warren	\$590,000
b. 5425 Woodward	\$130,000
c. 5959 Woodward	\$100,000
d. Computing Services Center	\$436,000
e. Student Center Building	\$800,000

Funding for these projects will be provided from the deferred maintenance reserve.

Background and Project Description

In an on-going effort to protect the University's investments in its properties, buildings are routinely inspected to identify vulnerable areas that are in need of improvements or special maintenance. Included in the 2009 deferred maintenance project list are five buildings that have been identified in need of complete roof replacements: 110 E. Warren, 5425 Woodward, 5959 Woodward, Computing Services Center, and the Student Center Building. Each roof will be replaced with a built-up asphaltic system topped with white aggregate to be compliant with LEED design principles.

110 E. Warren

110 E. Warren, also known as the Karmanos Cancer Institute, includes a two story section along the west elevation, with a high rise section to the east. The roofing is approximately 35,000 square feet with numerous pieces of roof-top mounted mechanical equipment on the high rise portion. The University purchased the building in the early 2000's and the age of the single-ply PVC roof is unknown. Both roofs are in poor condition and complete replacement is recommended.

5425 Woodward

The 5425 Woodward site located at the north end of campus is a five story building with a penthouse. It currently houses Upward Bound and VEOP (Veterans Educational Opportunities Program) on the second floor, the Department of Environmental Health and Safety on the 3rd and 4th floors. A C&IT department recently vacated the space on the first floor. The 8,000 square foot roof is approximately 20 years old and has multiple abandoned rooftop utilities that are scheduled to be removed. The roof has reached its life expectancy and is currently in poor condition resulting in water infiltration to the occupied areas below.

5959 Woodward

The 5959 Woodward site is a one story building and is currently used as a storage area by FPM. The roof area covers approximately 6,000 square feet and is estimated to be 20 years old. The built-up system is in poor condition and a complete replacement is recommended.

Submitted by: John L. Davis, Vice President, Finance and Facilities Management

Computing Services Center

The Computing Services Center located at 5925 Woodward, is a two story structure with an expansive 27,000 square foot roof area varying in age. Roof assemblies are estimated to be over 17 years old. The roofing is in poor condition, and the building has experienced water infiltration in multiple isolated areas. Complete replacement is recommended.

The Student Center Building

The Student Center Building is located at 5221 Gullen Mall in the center of main campus. The seven story 1960's building houses various functions relating to student life including food and retail functions, student government offices, student organization offices, several Business Operations departments, a C&IT department, the Dean of Students Office, offices serving the university newspaper, *The South End* and other activities. Due to the complex configuration of the building, there are six distinct roof areas totaling over 52,000 square feet, including areas protected by an overhanging structure above. The existing built up roof assembly varies in age, with some areas exceeding 22 years. In an on-going effort to prolong its life, the University has been patching the roof to eliminate water infiltration problems. However, the roof is in very poor condition continuing to fail regularly and needs a complete replacement.

The replacement roofs will be built-up asphaltic-system topped with white aggregate to be compliant with LEED principles. All contracts for these projects will be awarded in accordance with University policies and procedures.

The balance in the Deferred Maintenance Reserve Account is approximately \$5,075,000.