

Submitted by: David P. Massaron, Chief Financial Officer and Senior Vice President for Finance and Business Operations; Treasurer

Matthaei Physical Education Center HVAC and Electrical Repair & Upgrade

Recommendation

It is recommended that the Board of Governors authorize the President, or her designee, to approve spending to design, solicit bids, and award contracts for the repair and upgrade of the Matthaei Physical Education Center located on 5101 John C. Lodge Service Drive with a project cost not to exceed \$6,450,000. Funding for this project will be provided by Bond Funds.

Background and Project Description

Built in 1965, The Frederick C. Matthaei Physical Education Center was a part of the city's bid to bring the 1968 Olympics to Detroit. When the city lost the bid, WSU purchased the site for the athletic use of its students. Today, the facility supports most of the University's physical education programs and competitive sports training and competition venues. The building has undergone numerous renovations throughout the years to support the changing needs of the educational and athletic programming that it supports, including several additions within the last 10 years.

The majority of the original building was designed to provide heat and ventilation only. The building's original HVAC system provided cooling only for the central offices. Multiple package rooftop units and split units have been added during building additions and renovations to provide cooling to offices, classrooms, and training areas. Spaces such as gyms, the Hall of Fame, corridors, locker rooms, the golf training area, handball courts, racquetball courts, and the dance room remain without air conditioning. There are major challenges to providing cooling to the remaining areas as no planning for future cooling was made during the original design. Chillers, split system, and rooftop units were evaluated with cost estimates to determine the feasibility of each. Packaged rooftop units were determined to provide the most feasible and cost-effective solution.

The goal of this project is to provide cooling to the unconditioned areas, consolidate some of the smaller packaged units, and replace units that are nearing or exceeding their life expectancy. The design includes a new rooftop unit for the Gym, and cooling only rooftop units connecting into the existing ductwork of the existing air handling units located on the mezzanine mechanical room for the other unconditioned areas.

In addition to the cooling goals of this project, it is also necessary to replace some of the main electrical gear that is located in the basement. The humidity and use of chemicals in the pool's filtration system have corroded most of the metal and have compromised the electrical gear, air handler, and exhaust fan with associated ductwork. The in-pool lights have not been working for an extended time and are currently a code violation.

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Replacing them with LED lights and correcting the code issues will enable the WSU Swim and Dive Teams to perform in a more modern facility. This will also allow other organizations to use the WSU facilities and bring more attention to WSU programs.

We also propose to replace the existing lights on the football field with new LED lighting and add LED lighting with new poles to the intermural field.

All contracts for this project will be awarded in accordance with University policies and procedures.

Project Budget

Funding Source	
Bond Funds	\$ 6,450,000
Expenditures Plan	
Design, Engineering, and Consultant Fee	\$ 150,000
Construction	\$ 5,600,000
Project Management	\$ 140,000
Contingency	\$ 560,000
TOTAL Expenditures	\$ 6,450,000