

**Faculty Administration Building  
Roof-top Air Conditioning Unit Replacements**

**Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to proceed with the design and replacement of the roof top air-conditioning units on the Faculty Administration Building for a project cost not to exceed \$1,680,000.00. Funding for this project will be provided from the Deferred Maintenance Reserve that has a balance of \$6.5 million as of November 5, 2014.

**Background and Project Description**

The Faculty Administration Building (FAB), is a four story structure located at 656 Reuther Mall, which was built in 1990 and provides space to many Academic and Administrative Departments. The building is cooled principally by four large roof-top air conditioning units which have failed several times in recent years requiring costly, temporary repairs. Even when fully functional the equipment does not consistently satisfy interior temperature requirements and is designed such that wind driven rain or snow can be drawn in through the units and cause water damage to fourth floor interiors. The scope of this project includes replacement of this equipment in order to eliminate these ongoing problems. The building automation system will also be upgraded to better control the new equipment.

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