

## **University Services Building Infrastructure Upgrades and Repairs**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to design, solicit bids, and award contracts to provide building infrastructure upgrades and repairs to the University Services Building at a cost not to exceed \$3,300,000. Funding for this project is provided from the Deferred Maintenance fund.

### **Background and Project Description**

The University Services Building at 5454 Cass Avenue was designed by celebrated architects Albert Kahn, Inc. and constructed in 1930. The University purchased the building in the 1950's. The building is approximately two-thirds shop space for Facilities Operations and one-third office space used by Facilities Planning and Management. Although the building faces Cass Avenue, there is a service entry leading to a vehicular ramp to shops and material storage. The most notable change to the building was removal of a white awning and façade and window restoration in conjunction with Midtown Detroit. Safety issues have been addressed incrementally over time.

Structural concrete repairs will be made as needed and particularly address exposed rebar and falling concrete chips in the vehicular ramp area. The project will replace the failing roof which leaks into occupied space.

Although this is a shop-intensive building, there is currently no fire alarm system in the building. This project will provide a complete fire alarm system. The project will add additional second floor means of egress as needed to make upstairs areas code compliant. The project will replace failed heating and cooling equipment that served a portion of the second floor.

All contracts for this project will be awarded in accordance with university policies and procedures. If approved, the project would be completed in phases beginning with the roof replacement in the fall of 2018, and subsequent phases completed in the the spring of 2019.

**Submitted by: William Decatur, Vice President, Finance and Business Operations**

**Project Budget**

<b>Funding Sources</b>	
Deferred Maintenance Reserves	\$3,300,000
<b>TOTAL Sources</b>	<b>\$3,000,000</b>
<b>Expenditures Plan</b>	
Design Fees	\$270,000
Construction	\$2,395,000
Furniture, Fixtures, Equipment	\$70,000
Project Management Fees	\$95,000
Contingency	470,000
<b>TOTAL Expenditures</b>	<b>\$3,300,000</b>