

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

University Towers Deferred Maintenance Improvements

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to approve spending for deferred maintenance improvements at the University Towers Apartments for a total not to exceed \$1.1 Million. Funding for this project will be provided from the proceeds of the Corvias bond closing.

Background and Project Description

The University Tower building was constructed in 1995 and includes approximately 390,000 square feet within its eleven stories. The high rise building is a multi-use facility that includes apartment style housing, a daycare facility, and is also home to the WDET Radio Station. Many of the major systems in the building are original and at or near their end-of-life.

The project scope addresses existing deferred maintenance through replacement of toilets and HVAC units in all residential units, installation of a new supply air handler, refurbishment of the building HVAC chiller and cooling tower, exterior glass repairs, and miscellaneous repairs to exterior concrete on the building and surrounding sidewalks.

The University Tower Apartments are a part of the WSU-Corvias Housing Partnership and Corvias is responsible for facility management, they will manage bidding and construction of these projects in accordance with university policies and procedures. The improvements are expected to be completed by spring 2019.

Project Budget

Funding Source	
Corvias Bond Closing	\$1,100,000
TOTAL Sources	\$1,100,000
Expenditures Plan	
Construction	\$890,000
Contingency	\$175,000
Project Management	\$35,000
TOTAL Expenditures	\$1,100,000

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