

## **REVISED PRB HVAC Improvements, TechTown**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to implement PRB HVAC Improvements and replacement of a building wide chiller at TechTown for a total project cost not to exceed \$1,980,000. Funding will be provided from Techtown \$600,000; \$250,000 from Wayne State Research, and \$1,130,000 from Plant Fund Reserves.

### **Background and Project Description**

The University is home to the Perinatology Research Branch (PRB) of the National Institutes of Health (NIH), one of the few intramural branches located outside NIH's main campus in Maryland which was awarded its second 10-year contract in 2013. The \$165.9 million awarded to support the branch is WSU's largest research contract. The branch specializes in research to develop novel diagnostic, therapeutic and preventive strategies to reduce adverse pregnancy outcomes, infant mortality and disability, and provides research training for health care professionals working to improve the health of mothers and their children.

The University is obligated as part of the award to provide space for the PRB, as the need for subzero freezers grew the University leased space in TechTown because adequate space was not available on campus. The TechTown building at 440 Burroughs was renovated in 2011 to house the business accelerator and incubator founded in partnership with the University in 2000. The facility contains research labs, retail and office space for a variety of start-up businesses.

A total of 226 PRB freezers are now located on the second and fourth floors of TechTown. The number of freezers has grown over the years of the grant. Each freezer generates a heat load, and thus the cooling need has continued to increase. Existing systems cannot support the current cooling loads, and there is concern for vulnerability of the research material. The existing arrangement of chillers and emergency generators do not provide full back up for the air conditioning systems supporting the freezers.

This project will improve the cooling in the building and provide backup power for the cooling systems and the freezers. The scope of work includes dedicated HVAC systems for the second and fourth floor PRB freezers and a backup generator for the PRB freezers. Techtown has partnered with the University in the planning for their replacement of a failing building wide chiller and associated improvements. Techtown's contribution to

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the project funds the replacement of this building wide chiller and contributes toward the PRB freezer area improvements as well.

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

**Project Budget**

<b>Funding Sources</b>	
Plant Fund Reserves	\$1,130,000
ICR Research Facilities Fund	\$250,000
TechTown	\$600,000
<b>TOTAL Sources</b>	<b>\$1,980,000</b>
<b>Expenditures Plan</b>	
Design Fees	\$90,000
Construction	\$1,590,000
Project Management	\$50,000
Contingency	\$250,000
<b>TOTAL Expenditures</b>	<b>\$1,980,000</b>