

## **State Hall Elevator Improvements**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to design and implement elevator improvements in State Hall at a total project cost not to exceed \$4.5M to be fully funded from a future bond issuance.

### **Background and Project Description**

State Hall, located at 5143 Cass Avenue, was built in 1949 and expanded in 1956. The five story building is one of the most utilized classroom buildings on Wayne State University's main campus and serves many different departments.

The two existing elevators in State Hall are original to the construction of the building and are unreliable due to their age. The 63 year old equipment is prone to failure and replacement parts are no longer made and very difficult to obtain. These original elevators are not properly sized for today's ADA compliance and are not practical to enlarge in place.

The proposed improvements will be completed in two phases: First, the two existing elevators will be fully refurbished with new machinery, controllers, and finishes. Second, a new ADA compliant elevator shaft and elevator will be added. The improvements include modifications to interior spaces, mechanical system, and electrical system to accommodate the changes.

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

### **Project Budget**

|                           |                    |
|---------------------------|--------------------|
| <b>Funding Sources</b>    |                    |
| Future bond issuance      | \$4,500,000        |
|                           |                    |
| <b>TOTAL Sources</b>      | <b>\$4,500,000</b> |
|                           |                    |
| <b>Expenditures Plan</b>  |                    |
| Design Fees               | \$425,000          |
| Construction              | \$3,300,000        |
| Project Management        | \$75,000           |
| Contingency               | 700,000            |
|                           |                    |
| <b>TOTAL Expenditures</b> | <b>\$4,500,000</b> |