

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

Elliman Research Building - Air Handling Unit Improvements

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to award contracts to upgrade the air handling units in the Elliman Building for a project cost not to exceed \$2,500,000. Funding for this project includes \$1,555,000 from the 2015 Elliman Research Building Renovation Project and \$945,000.00 from Deferred Maintenance Reserve.

Background and Project Description

The Louis M. Elliman Research Building (built in 1989), located at 421 East Canfield Avenue, provides approximately 98,300 square feet of laboratory and office space for the School of Medicine. The renovation approved by the Board in 2015 to relocate the Karmanos Cancer Institute to this building did not include any renovations to the heating and cooling infrastructure beyond installation of research equipment. Facilities Operations has been repairing the existing three air handling units continuously for years to keep them running. The units have become functionally obsolete, no longer providing proper heating and cooling to the occupants of the building.

This project scope includes upgrading the three air handling units, installing a new control system, and modifying ductwork to correct laboratory supply and exhaust air imbalances and to improve the temperature and humidity control.

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

Project Budget

Funding Sources	
2015 Elliman Research Building Renovation Project	\$1,555,000
Deferred Maintenance Reserve	\$945,000
TOTAL Sources	\$2,500,000
Expenditures Plan	
Design Fees	\$50,000
Construction	\$2,165,000
Project Management	\$85,000
Contingency	200,000
TOTAL Expenditures	\$2,500,000