

Submitted by: Rebecca Cooke, Interim Vice President for Finance and Business Operations and Chief Financial Officer; Treasurer, *pro tempore*

George L. Beecher House HVAC Improvements

Recommendation

It is recommended that the Board of Governors authorize the President, or his designee, to approve spending to design, solicit bids, and award contracts for the Beecher House HVAC Improvements located on 5475 Woodward Avenue with a project cost not to exceed \$825,500. Funding for this project will be initially provided by the Deferred Maintenance Reserve. Since this project qualifies for HEERF funding, the Deferred Maintenance Reserve fund will be reimbursed.

Background and Project Description

The George L. Beecher House building, was constructed in 1893 and was acquired by Wayne State University in 1968. Home to the University's Division of Development and Alumni Affairs, this unique house is recognized for its architectural style and is placed on the National Register of Historic Places.

The heating system is currently split between steam and hot water. Cooling is provided via individual window air conditioning units. There is no central HVAC system to properly manage air, temperature, humidity and pressures. Temperature fluctuations from separate systems in both winter and summer months cause unfavorable temperature control conditions for the building occupants. A combined central heating and cooling system will generate managed comfort control and introduce fresh air filtered with standard MERV-13 media to provide safe indoor air quality. Building automation controls will manage the delivery of appropriately conditioned air, while synchronizing heating and cooling equipment, in order to manage seasonal demands.

The existing heating system will be modified to provide hot water heating to new air handlers for the building. Historic radiators will be abandoned in place to maintain the historic appearance within the building. The new HVAC system air handlers will be located in both the attic and basement spaces. Air distribution will be maintained via a high velocity flexible supply tubing system. Architectural and structural services will be provided for building modifications required to support the new air conditioning system, without impacting the interior historical detailing. The exterior appearance will be improved by removing window mounted air conditioning units.

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

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Project Budget

Funding Source	
Deferred Maintenance Reserve (qualifies for HEERF funds)	\$ 825,500
Expenditures Plan	
Design, Engineering, and Consultant Fee	\$ 84,800
Construction	\$ 614,500
Project Management	\$ 31,200
Contingency	\$ 95,000
TOTAL Expenditures	\$ 825,500