

Art Building 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 Art Building HVAC Improvements located on 5400 Gullen Mall with a project cost not to exceed \$8,500,000. Funding for this project will be initially provided by HEERF funding.

Background and Project Description

Located at 5400 Gullen Mall, the Art building was constructed in 1956 and designed by noted campus architect Suren Pilafian. The building contains academic and research spaces such as studios, classrooms, and workshops for the College of Fine, Performing, and Communications Arts and the College of Education. The Art and Art History Department and the Department of Teacher Education are assigned space in the building.

The building has limited air distribution and mechanical ventilation systems. The original steam system is oversized and inefficient. Based on the existing building configuration, limited infrastructure and the academic program's intense need for make-up air, the building requires major improvements to provide new heating, ventilating, air conditioning systems in order to maintain required temperatures, pressures and humidity, as well as improving indoor environmental air quality.

The project involves installation of a central mechanical and electrical system to minimize the reduction of program space, amount of HVAC equipment requiring maintenance, as well as impact to the existing heating plant. The design solution will require a new structural roofing system connected to the existing concrete column system to support the mechanical units above the existing roof. A complete cladding system will be provided to maintain a weather barrier and support a new aesthetic cladding to compliment building architecture. The improvements to the building will meet current codes and standards.

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

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



Project Budget

Funding Source	
Deferred Maintenance Reserve (qualifies for HEERF funds)	\$ 8,500,000
Expenditures Plan	
Design, Engineering, and Consultant Fee	\$ 451,000
Construction	\$ 6,931,000
Project Management	\$ 215,000
Contingency	\$ 903,000
TOTAL Expenditures	\$ 8,500,000