

Matthaei Office Addition Increase

Introduction

In September 2019, the Board of Governors authorized \$925,000 for the design and construction of a 1300 square foot addition to the Frederick C. Matthaei Physical Education Center.

Background and Project Description

Built in 1965, the Frederick C. Matthaei Physical Education Center was a part of the city's bid to bring the 1968 Olympics to Detroit. Today, the facility supports most of the University's physical education programs and competitive sports programs; however, the space in the building is inadequate for current needs. The 1300 square foot addition will house offices and a conference space for administrative personnel.

In June of 2020, heavy rains caused flooding in the addition, the subsequent investigation revealed a building roof drain line remained under the concrete slab unconnected to the storm drain system. The water pressure under the slab caused it to lift and damage all the interior partitions, the concrete slab and structural roof joists. The underground drain has been excavated and re-connected, and the building is now in a stable and safe state. Consistent with a third-party engineer's review and findings, the repairs will address the steel roof structure, replace the concrete floor slab, reinstall the interior partition walls, and re-wire the electrical and data infrastructure.

Due to the space needs of the Athletics program, the building should be repaired and finished as soon as possible. As we complete the repairs and finish the building, we will continue our negotiations with the architect, engineer and contractor for monetary reimbursement.

Recommendation

It is recommended that the Board of Governors authorize additional spending up to \$400,000 to complete repairs to the incomplete addition. Funding will be provided from the deferred maintenance budget and reimbursed via funds to be received from the contractor's insurance carrier.

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 Sources	September 2019	September 2021
Plant Fund Reserves	\$925,000	
Deferred Maintenance (to be reimbursed)		\$400,000
TOTAL Sources	\$925,000	\$400,000
Expenditures Plan		
Design Fees	\$68,000	\$15,000
Construction	\$758,000	\$315,000
Project Management	\$37,000	\$9,375
Contingency	\$62,000	\$60,625
TOTAL Expenditures	\$925,000	\$400,000