

**Submitted by: David P. Massaron, Chief Financial Officer and Senior Vice President for Finance and Business Operations; Treasurer**

## **Parking Structure 5, Elevators 01 and 02 Modernization Program**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to proceed with the design, solicitation of bids, and the award of contracts for the modernization of elevators at a cost not to exceed \$774,000. The Parking Auxiliary Fund will provide funding.

### **Background and Project Description**

Parking Structure 5, located at 5501 Anthony Wayne Drive, bordered by the Lodge Service Drive and Kirby across from Structure 2, was built in 1987, providing 1,200 parking spaces for students, faculty, staff, and visitors. In the past few years, the parking structure has undergone improvements to address repairs and restoration required at various levels of the structure.

The existing elevators in parking Structure 5 are original to the building and were installed in 1987. Due to heavy usage and age, oil leaks were observed, which could lead to the failure of the hydraulic cylinder and create unsafe operating conditions and/or environmental contamination. Maintaining the proper and reliable operation of the existing four-stop hydraulic elevators is becoming more difficult as repair parts become increasingly scarce.

The project involves converting both existing hydraulic passenger elevators in Parking Structure 5 to machine room-less gearless traction elevators. The conversion to traction elevators will require mechanical, plumbing, and electrical upgrades to replace the elevators and comply with the current codes.

All contracts will be undertaken in congruence with all University policies.

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**Project Budget**

<b>Funding Sources</b>	
Parking Auxiliary	\$774,000
<b>TOTAL Sources</b>	<b>\$774,000</b>
<b>Expenditures Plan</b>	
Design, Engineering and Consultant Fees	\$40,000
Construction	\$623,000
Other Contracts	\$7,000
Project Management	\$27,000
Contingency	\$77,000
<b>TOTAL Expenditures</b>	<b>\$774,000</b>

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## **Parking Structure 6, Elevators 01, 02, and 03 Upgrade and Modernization Program**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to proceed with conducting a detailed survey, producing construction documents for bidding purposes, solicitation of bids, and the award of contracts for the modernization of elevators at a cost not to exceed \$750,000. Funding will be provided from the Series 2020 Bond Funds.

### **Background and Project Description**

Parking Structure No. 6, located on the corner of Putnam and Cass Avenue, was built in 2001, providing 700 parking spaces for students, faculty, staff, and visitors. In the past few years, the parking structure has undergone improvements to address repairs and restoration required at various levels of the structure.

The existing elevators in parking Structure 6 were installed in 2001. Due to heavy usage and age, oil leaks were observed, which could lead to the failure of the hydraulic cylinder and create unsafe operating conditions and/or environmental contamination. Maintaining the proper and reliable operation of the existing six-stop hydraulic elevators is becoming more difficult as repair parts become increasingly scarce.

The project involves converting two existing hydraulic passenger elevators in Parking Structure 6 to machine room-less gearless traction elevators. The conversion to traction elevators will require mechanical, plumbing, and electrical upgrades to replace the elevators and comply with the current codes.

Due to less usage, the third elevator requires only upgrades to door operators. The project scope includes removing the old door equipment and installing the new door operator and hardware that complies with the current safety regulations.

All contracts will be undertaken in congruence with all University policies.

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**Project Budget**

<b>Funding Sources</b>	
Series 2020 Bond Funds	\$750,000
<b>TOTAL Sources</b>	<b>\$750,000</b>
<b>Expenditures Plan</b>	
Design, Engineering and Consultant Fees	\$40,000
Construction	\$600,000
Other Contracts	\$9,000
Project Management	\$26,000
Contingency	\$75,000
<b>TOTAL Expenditures</b>	<b>\$750,000</b>



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## **Art Building Elevator Replacement**

### **Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to execute contracts for the design and construction of the replacement of the freight elevator in the Art Building for a total project cost of \$2,050,000. Funding will be provided from the Series 2020 Bond Funds.

### **Background and Project Description**

The Art Building, constructed in 1956, is home to the Art, Art History, and Visual Arts Education Departments. The building has one of the oldest elevators on campus that is currently non-functional due to the floods that the Wayne State University campus endured during the summer of 2021. This is the only elevator in the building and is used as the primary conveyance for disabled persons to floors other than the ground level. The existing elevator hoist way only extends to the second floor, making the third floor inaccessible for people with disabilities. Without this elevator extending to the third floor, the building is not in compliance with ADA requirements.

This project intends to replace the current elevator in the existing shaft with a new hydraulic elevator. The new elevator will serve dual purposes as the passenger and freight elevator. Architectural, structural, mechanical, and electrical systems will be impacted to accommodate the new non-proprietary elevator.

The current elevator only serves the basement through the second floor. It is the intent of the project to construct a new hoist way inside the existing shaft to extend the elevator to reach the 3rd floor. This will require a rework of the third-floor mechanical room and structural modifications. The machine room will also need to be relocated from its existing non-compliant location under the stairs. A new elevator cab will be provided. A new elevator will comply with local codes.

All contracts will be undertaken in congruence with all University policies.

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**Project Budget**

<b>Funding Sources</b>	
Series 2020 Bond Funds	\$2,050,000
<b>TOTAL Sources</b>	<b>\$2,050,000</b>
<b>Expenditures Plan</b>	
Design, Engineering and Consultant Fees	\$120,000
Construction	\$1,500,000
Other Contracts	\$35,000
Project Management	\$53,000
Contingency	\$342,000
<b>TOTAL Expenditures</b>	<b>\$2,050,000</b>

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**Faculty Administration Building Elevators 01, 02, and 03  
Modernization Program**

**Recommendation**

It is recommended that the Board of Governors authorize the President, or his designee, to proceed with conducting a detailed survey, producing construction documents for bidding purposes, solicitation of bids, and the award of contracts for the modernization of elevators at a cost not to exceed \$870,000. Funding will be provided from Series 2020 Bond Funds.

**Background and Project Description**

The Faculty Administration Building, constructed in 1990, is a four-story structure located at 656 West Kirby Street, which provides over 158,000 square feet of offices and administrative space. The building houses multiple University units, including the Math Department, Urban Studies and Planning, Career Placement, the Office of the Provost, and the Office of the President.

To mitigate the frequent and continuous repair of the existing three (3) hydraulic elevators, this project will focus on modernizing all three elevators. The original elevator systems in the Faculty Administration Building are beyond their useful life, with many components and parts needing to be updated. It is necessary to modernize the existing elevators to provide a safer and more dependable elevator system. The project consists of modernizing all three hydraulic elevators. The conversion will require mechanical, plumbing, and electrical systems upgrades to comply with the current codes.

All contracts will be undertaken in congruence with all University policies.

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**Project Budget**

<b>Funding Sources</b>	
Series 2020 Bond Funds	\$870,000
<b>TOTAL Sources</b>	<b>\$870,000</b>
<b>Expenditures Plan</b>	
Design, Engineering, and Consultant Fees	\$50,600
Construction	\$700,000
Other Contracts	\$10,000
Project Management	\$30,400
Contingency	\$79,000
<b>TOTAL Expenditures</b>	<b>\$870,000</b>

