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

Bioscience Building Automation System Replacement

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 Biological Sciences Building located at 5047 Gullen Mall with a project cost not to exceed $2,850,000. Funding for this project will be provided by the Series 2020 Bond Fund.

Background and Project Description

Built in 1991, The Biological Sciences Building was built to accommodate the needs of the biological sciences program. This building brought modern building technology to the biological sciences program and allowed for modern approaches to teaching.

At the time of construction in 1991, this building was outfitted with a building automation system which is largely based on pneumatic controls. As building automation systems (BAS) have evolved and improved over the past 32 years, the technology has transitioned from pneumatics to direct digital controls, or DDC. While we have made many efforts in recent years to maintain the existing system, we are now at a point where pneumatic based components are very difficult to obtain and/or have simply been discontinued.

The goal of this project is to replace the entire pneumatic based BAS system with a modern DDC based system. In doing so, we will have proper control of the HVAC system as whole, to include large components, such as boilers, chillers, cooling towers and air handlers, as well as down-stream components, such as variable air volume (VAV) boxes and perimeter heat coils. Once the BAS system is replaced, we will perform air balancing. This important aspect of the project will ensure the base-building HVAC system is in-sync with the multiple number of research lab hoods within the building. Finally, retro-commissioning will be performed to ensure all HVAC components are operating as designed. The end result will be an incredibly energy efficient building with reliable and sustainable space temperature delivery, which will ensure occupant comfort.

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

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

Project Budget

Funding Source	
Series 2020 Bond Fund	$2,850,000
TOTAL Sources	**$2,850,000**
Expenditures Plan	
Design and consultant Fees	$210,000
Construction	$2,150,000
Project Management Fees	$102,000
Contingency	$388,000
TOTAL Expenditures	**$2,850,000**