

BOARD OF REGENTS

EASTERN MICHIGAN UNIVERSITY

SECTION: 4

DATE:

January 18, 2005

RECOMMENDATION

REPORT: CONSTRUCTION PROJECTS PROGRESS

ACTION REQUESTED

It is requested that the Board of Regents receive and place on file the Construction Projects Progress Report for the period ending November 30, 2004.

STAFF SUMMARY

Progress on the Student Center Project continues with Site mass excavation and Site utility package substantially complete. The Concrete foundation package is in progress with concrete footings being prepared and poured. The Structural steel package is also in progress with shop drawing submittals being reviewed and steel being ordered.

The "critical repairs" portions of the McKenny Reassignment project have been progressing. Critical repairs have been completed to the main slate and shingle roof, the upper parapet wall areas and all deteriorated gutter locations. Insulation has been installed on the water lines above the main vaulted stairwell ceiling as well as repairs to the ceiling plaster completed. All necessary HVAC modifications in the existing Student Government area have been completed as planned. The main ballroom ceiling was also substantially cleaned.

The Campus Classroom Upgrade project is continuing with the completion of the purchase and installation of tablet armchairs, stack chairs, and tables. A Data/AV consultant has been contracted to provide bid pack specifications for the Data/AV scope of work. The anticipated completion for this project is September 2005.

The Quirk ADA improvements have begun which include the completion of a new ADA ramp and entrance door to the lower level. Restrooms on the lower level of Quirk are being renovated to become ADA accessible and are expected to be completed in January, 2005.

The Ford window project, which includes, the installation of new windows, trim and weatherproofing is substantially complete.

Over the recent holiday break, the University responded to multiple emergencies on campus. These emergencies included repairing two sizable water main breaks, substantial flooding at Mark Jefferson, substantial flooding at the Halle Library, and a gas main break on the site of the proposed New Student Center. All emergencies received immediate attention to limit the amount of damage. All services have been returned to normal. Final road repairs will be completed as the weather permits.

FISCAL IMPLICATIONS

Every effort is made by the Physical Plant to keep expenditures and contracted obligations within the budgets of the approved projects.

ADMINISTRATIVE RECOMMENDATION

The proposed Board action has been reviewed and is recommended for Board approval.

University Executive Officer

Date

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Projects In Progress (Greater Than Or Equal To \$50,000)	JCOS Approval		Original Budget	Revised Project Budget	Actual Expenditures To Date	Forecast Of Final Cost	Forecast U/(O) Revised Budget
	Req'd.	Approved					
<u>Brown Sanitary Waste Repair/Replacement</u> Fund Number: U32450 Projected Completion Date: August 2005 Status: Engineering design and project work are presently being scheduled.	NO		\$ 73,406.00	\$ 73,406.00	\$ -	\$ 73,406.00	\$ -
<u>Buell Hall Room/Building Renovations & ADA Upgrades 2004</u> Fund Number: U31050 Projected Completion Date: August 2004 Status: Renovation work has been completed and the final accounting is in progress.	YES	May 6, 2004	\$ 2,301,268.00	\$ 2,301,268.00	\$ 2,227,599.71	\$ 2,301,268.00	\$ -
<u>Campus Black Out 2003</u> Fund Number: U27150 Projected Completion Date: October 2004 Status: Complete -- the insurance carrier received the damage claim in November and resolution is expected by the end of March 2005.	NO		\$ 210,000.00	\$ 210,000.00	\$ 186,528.85	\$ 186,528.85	\$ 23,471.15
<u>Campus Classroom Upgrade 2003</u> Fund Number: U25600 Projected Completion Date: August 2005 Status: Furniture delivery and installation is complete. An audio visual consultant has been selected and audio visual specifications for the classrooms are being developed.	NO		\$ 700,000.00	\$ 700,000.00	\$ 312,230.75	\$ 700,000.00	\$ -
<u>Campus Classroom Upgrade 2004</u> Fund Number: U31150 Projected Completion Date: August 2005 Status: An audio visual consultant has been selected and audio visual specifications are being developed. Budget Revision: The budget for this project has been reduced by \$425,000 in response to the FY 2004 appropriation decrease.	NO		\$ 700,000.00	\$ 275,000.00	\$ -	\$ 275,000.00	\$ -
<u>Campus Classroom Instrumentation Upgrades 2004</u> Fund Number: U28750 Projected Completion Date: September, 2004 Status: Complete	NO		\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ -
<u>Campus Concept Plan</u> Fund Number: U26350 Projected Completion Date: June 2004 Status: The final invoice for services has been received and will be paid in December.	NO		\$ 75,000.00	\$ 75,000.00	\$ 44,176.15	\$ 75,000.00	\$ -

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<u>Campus Keltron Central Fire Monitoring Station Replacement</u> Fund Number: U36750 Projected Completion Date: September 2005 Status: Analysis is underway to determine the system requirements for the monitoring station.	NO		\$ 185,000.00	\$ 185,000.00	\$ -	\$ 185,000.00	\$ -
<u>Campus Metering And Monitoring</u> Fund Number: U36900 Projected Completion Date: June 2005 Status: Equipment needs are being reviewed in preparation for the order and installation of new electric and steam meters.	NO		\$ 125,000.00	\$ 125,000.00	\$ -	\$ 125,000.00	\$ -
<u>CAMP -- Campus Power System</u> Fund Number: U28800 Projected Completion Date: June 2005 Status: Equipment to provide essential Life Safety needs in the event of a power loss has been identified and specifications are being written. The two-way communications system is in place and generator quotes are being re-bid to validate initial costs that exceeded original estimates.	NO		\$ 157,000.00	\$ 157,000.00	\$ 50,126.93	\$ 157,000.00	\$ -
<u>Campus Site Preservations & Beautification For West Campus</u> Fund Number: U23850 Projected Completion Date: October 2004 Status: Complete	NO		\$ 900,000.00	\$ 900,000.00	\$ 861,091.04	\$ 861,091.04	\$ 38,908.96
<u>Cornell Court Apartments Heating Improvements</u> Fund Number: U25300 Projected Completion Date: January 2005 Status: Replacement of heating units/boilers is in progress.	NO		\$ 76,000.00	\$ 76,000.00	\$ -	\$ 76,000.00	\$ -
<u>DC 1 -- Central Office Renovation</u> Fund Number: U34700 Projected Completion Date: August 2005 Status: Due to moisture issues involving the building foundation, the scope of work has increased and a budget revision will be required to complete the original HVAC work and office renovation. Final engineering of the HVAC is nearly complete and cost estimates are being developed to determine the additional funding requirement.	NO		\$ 80,000.00	\$ 80,000.00	\$ 32,128.18	\$ 80,000.00	\$ -
<u>DC 2 -- Pizza Restaurant Concept</u> Fund Number: U32850 Projected Completion Date: January 2005 Status: The contract has been awarded and work has begun. Budget Revision: Final quotations for design and construction of the project were \$45,000 higher than originally estimated. In addition, \$30,000 of equipment that is being funded from an Auxiliary operating budget has now been added in order to report the total project costs.	NO		\$ 75,000.00	\$ 150,000.00	\$ 2,761.00	\$ 150,000.00	\$ -

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<u>DC2 -- DDC Controls</u> Fund Number: U28050 Projected Completion Date: September 2004 Status: Complete	NO		\$ 71,200.00	\$ 71,200.00	\$ 67,301.89	\$ 67,301.89	\$ 3,898.11
<u>Football Team Meeting Room Renovations</u> Fund Number: U30950 Projected Completion Date: September 2004 Status: The project is substantially complete and the final accounting has begun.	NO		\$ 250,000.00	\$ 250,000.00	\$ 224,378.77	\$ 250,000.00	\$ -
<u>Ford -- Clean Masonry Walls and Tuck-point/Seal Masonry</u> Fund Number: U31750 Projected Completion Date: March 2005 Status: The project is being re-bid due to inconsistencies/discrepancies in the original responses.	NO		\$ 53,000.00	\$ 53,000.00	\$ -	\$ 53,000.00	\$ -
<u>Ford Fire Alarm Repair And Replacement</u> Fund Number: U29750 Projected Completion Date: January 2005 Status: Installation of the alarm system is complete and awaiting final testing.	NO		\$ 90,000.00	\$ 90,000.00	\$ 75,275.91	\$ 90,000.00	\$ -
<u>Ford -- Remove And Replace Original Windows</u> Fund Number: U23900 Projected Completion Date: January 2005 Status: All windows have been received and the installation is in progress.	NO		\$ 297,000.00	\$ 297,000.00	\$ 30,982.87	\$ 297,000.00	\$ -
<u>Ford -- Repair Or Replace HVAC System And Controls</u> Fund Number: U32200 Projected Completion Date: June 2005 Status: Emergency repairs have been completed to damaged coils and design work is in progress to determine if existing air handlers can be re-used.	NO		\$ 187,000.00	\$ 187,000.00	\$ 16,941.41	\$ 187,000.00	\$ -
<u>Goddard Transformer Replacement</u> Fund Number: U24700 Projected Completion Date: N/A Status: Because Jones Hall has been taken off-line, the new transformer is not required. This project has been cancelled and all unused funding has been re-assigned.	NO		\$ 160,000.00	\$ 2,695.00	\$ 2,695.00	\$ 2,695.00	\$ -
<u>Heat -- Replace Make-up Water System</u> Fund Number: U31500 Projected Completion Date: June 2005 Status: Engineering consultants are presently being interviewed.	NO		\$ 55,000.00	\$ 55,000.00	\$ -	\$ 55,000.00	\$ -

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<u>KEEC Dormitory Roof Repairs</u> Fund Number: U28250 Projected Completion Date: October 2004 Status: Final accounting is in progress. Budget Revision: The quote for the dormitory roof work exceeded the original estimate by \$24,292 due to the addition of steel and support columns to support the roof panels. In addition, review of the roof on the KEEC Director's University provided residence showed that it required a new roof that is estimated to cost \$6,950.	NO		\$ 104,758.00	\$ 136,000.00	\$ 131,341.80	\$ 136,000.00	\$ -
<u>Mark Jefferson Cooling Tower Replacement</u> Fund Number: U26950 And U29550 Projected Completion Date: October 2004 Status: The final accounting is in progress. Budget Revision: Due to unforeseen deterioration of the steel infrastructure and required design changes to accommodate the cast concrete columns and tower enclosure, it was necessary to increase the budget by \$221,400 (funded by Asset Preservation).	NO		\$ 280,000.00	\$ 501,400.00	\$ 486,753.40	\$ 501,400.00	\$ -
<u>Mark Jefferson Elevator Control Repair</u> Fund Number: U09400 Projected Completion Date: January 2006 Status: Emergency repairs have been completed to keep the elevators running. Design/Engineering consultants have been contacted and an RFQ will be issued for a design and engineering plan to make major upgrades to the elevator systems.	NO		\$ 60,000.00	\$ 60,000.00	\$ 20,626.59	\$ 60,000.00	\$ -
<u>Mark Jefferson Elevator Control And Cable Rebuild</u> Fund Number: U27800 Projected Completion Date: January 2006 Status: The project is on hold until an engineering assessment can be completed to determine the cost estimate for the work. Based on the estimated cost, additional funding may be required.	NO		\$ 270,000.00	\$ 270,000.00	\$ 12,042.38	\$ 270,000.00	\$ -
<u>Mark Jefferson HVAC Unit Coil Replacement</u> Fund Number: U26900 Projected Completion Date: October 2004 Status: The final accounting is in progress.	NO		\$ 430,000.00	\$ 430,000.00	\$ 422,289.94	\$ 430,000.00	\$ -
<u>Mark Jefferson Lighting Upgrade/Energy Conservation Measures</u> Fund Number: U27500 Projected Completion Date: June 2005 Status: Replacement of T-8 with T-12 fixtures is in progress using EMU in-house staff.	NO		\$ 245,000.00	\$ 245,000.00	\$ 22,914.22	\$ 245,000.00	\$ -
<u>Mark Jefferson Replace Heating Coils</u> Fund Number: U29600 Projected Completion Date: October 2004 Status: Work is complete and the final accounting is in progress.	NO		\$ 120,140.00	\$ 120,140.00	\$ 120,184.38	\$ 120,140.00	\$ -

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<u>Olds Rec. Center -- Stabilize And Repair Wall</u> Fund Number: U17200 Projected Completion Date: September 2005 Status: The wall condition is continually monitored as the design fix is being finalized.	NO		\$ 80,000.00	\$ 80,000.00	\$ 5,555.82	\$ 80,000.00	\$ -
<u>Parking And Paving 2003</u> Fund Number: U17600 Projected Completion Date: September 2005 Status: The softball field project along with all parking lots started last year have been completed. The South Pease parking lot project will commence in the spring, 2005. Budget Revision: The tabletop parking structure was changed to a surface lot which freed up funding of \$1,200,000 that is now being used to make capital improvements to the University's classroom buildings.	YES	February 2002	\$ 6,644,000.00	\$ 5,444,000.00	\$ 5,101,175.43	\$ 5,444,000.00	\$ -
<u>Pittman Elevator Modernization</u> Fund Number: U29800 Projected Completion Date: September 2005 Status: Project design is in progress.	NO		\$ 350,000.00	\$ 350,000.00	\$ -	\$ 350,000.00	\$ -
<u>Pittman Fire Alarm Repair And Replacement</u> Fund Number: U29900 Projected Completion Date: August 2004 Status: Work is complete and the final accounting is in progress.	NO		\$ 219,000.00	\$ 219,000.00	\$ 168,794.15	\$ 219,000.00	\$ -
<u>Pray-Harrold: Replace Trane Unit In ICT North Computer Room</u> Fund Number: U36600 Projected Completion Date: December 2004 Status: The air conditioners have been ordered and are due to be delivered mid-November.	NO		\$ 74,690.00	\$ 74,690.00	\$ 6,617.31	\$ 74,690.00	\$ -
<u>Quirk Elevator/ADA Improvements</u> Fund Number: U27750 Projected Completion Date: September 2005 Status: Bids have been received for modifications to the lower level bathrooms and ramp commence in November 2004.	NO		\$ 220,000.00	\$ 220,000.00	\$ 36,269.98	\$ 220,000.00	\$ -
<u>Rackham Children's Institute Renovation</u> Fund Number: U31200 Projected Completion Date: April 2005 Status: Phase I renovation of the basement offices is complete. Demolition and abatement are complete and construction is in progress for Phase II office re-configuration.	NO		\$ 52,000.00	\$ 52,000.00	\$ 28,306.57	\$ 52,000.00	\$ -

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<u>Rackham -- Replace Fire Alarm System</u> Fund Number: U20663 Projected Completion Date: September 2003 Status: Work complete and final accounting in progress.	NO		\$ 100,000.00	\$ 100,000.00	\$ 95,560.64	\$ 95,869.64	\$ 4,130.36
<u>Sill Hall Roof And Flashing Repairs</u> Fund Number: U21600 Projected Completion Date: September 2005 Status: Estimates for the revised scope of work have been received and the bid package is being prepared. Budget Revision: The budget was revised up by \$100,000 because the extent of the roof deterioration exceeded the original estimates.	NO		\$ 65,000.00	\$ 165,000.00	\$ 5,397.99	\$ 165,000.00	\$ -
<u>Sill Renovation For Rooms 107 & 111</u> Fund Number: U26300 Projected Completion Date: October 2004 Status: Final accounting in progress.	NO		\$ 60,000.00	\$ 60,000.00	\$ 39,156.23	\$ 50,000.00	\$ 10,000.00
<u>Snow Health Center -- Replace HVAC System And Controls</u> Fund Number: U36700 Projected Completion Date: May 2005 Status: The design work has been completed and the project is being prepared for bid.	NO		\$ 173,000.00	\$ 173,000.00	\$ -	\$ 173,000.00	\$ -
<u>Starkweather Hall -- Replace Entire Roof</u> Fund Number: U36650 Projected Completion Date: October 2005 Status: Work is complete and the final accounting is in progress.	NO		\$ 65,000.00	\$ 65,000.00	\$ 58,393.46	\$ 65,000.00	\$ -
<u>Student Center & McKenny Reassignment</u> Fund Number: U26800 Projected Completion Date: Late 2007 Status: Site mass excavation work is substantially complete. The concrete and steel packages have been awarded.	YES	April 1, 2004	\$45,000,000.00	\$45,000,000.00	\$ 1,818,901.83	\$45,000,000.00	\$ -
<u>Warner Fire Alarm Repair And Replacement</u> Fund Number: U29850 Projected Completion Date: July 2005 Status: Bids have been reviewed and asbestos abatement contracts awarded. The abatement work is now in progress and will be completed over the Holiday break with fire alarm installation to follow. Budget Revision: Discovery of asbestos has resulted in the need for added budget to remediate the problem.	NO		\$ 88,000.00	\$ 187,200.00	\$ 24,836.31	\$ 187,200.00	\$ -

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<u>Westview Apts. Heating Maintenance For Fiscal Year 2004</u>	NO		\$ 184,000.00	\$ 109,000.00	\$ -	\$ 109,000.00	\$ -
Fund Number: U25350							
Projected Completion Date: June 2005							
Status: Bids have been received and are being reviewed.							
Budget Revision: The budget was revised down by \$75,000 because the actual bids came in lower than expected.							
<u>Wise Fire Alarm Repair And Replacement</u>	NO		\$ 155,900.00	\$ 155,900.00	\$ 131,835.66	\$ 155,900.00	\$ -
Fund Number: U29950							
Projected Completion Date: August 2004							
Status: Work is complete and the final accounting is in progress.							
TOTAL PROJECTS IN PROGRESS			\$62,061,362.00	\$60,730,899.00	\$13,071,172.55	\$60,650,490.42	\$ 80,408.58

Notes:

1. Revised Project Budget equals the Original Budget plus all approved changes to the budget.
2. Projects are added to the report when a funding source has been identified and a plant fund account authorized for the project.
3. The project status will be reported as "Completed" when the "actual expenditures to date" equals the "forecast", TMA work order system ties to Banner, and no additional expenditures or work is anticipated on the project.
4. A project whose status has been reported as complete to the Board, will be removed from the report for the next Board meeting.