

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION: 4
DATE: September 19, 2006

RECOMMENDATION

REPORT: CONSTRUCTION PROJECTS PROGRESS

ACTION REQUESTED

It is requested that the Construction Projects Progress Report for the period ending July 31, 2006 be received and placed on file.

STAFF SUMMARY

Progress on the New Student Center continues with an estimated 90 percent of the total construction project complete. Interior construction is progressing as scheduled. Drywall partitions, HVAC, electrical and fire protection is in progress. Site work is nearing completion with landscape and parking lot paving in progress. Site landscape bid packages have been awarded and work will begin in August 2006. The University continues to be engaged in identifying value-engineering options for the remaining portion of work.

The McKenny Reassignment project continues with the preparation and scheduling of exterior building envelope work. The University has reviewed programming needs for the two major departments (Human Resources and Career Services) that will be relocated into the space. Scheduling is underway to accommodate the opening of the New Student Center and the vacating of the McKenny building. Schematic design review and approval is in process with design development to follow.

Renovation of the ground floor lobby of Buell Hall is nearing completion. This project includes furnishings, finishes, lighting, plumbing, walls and doors, and data and CCTV systems. Areas of the renovation include the main desk, main lobby, entrance, halls, vending, kitchenette, and entry seating.

The Downing Hall Renovation Project is progressing as planned with an estimated 60 percent of the total construction project complete. Renovation includes work on the rooms, electrical systems and HVAC control valves. The project will be completed in time for fall 2006 occupancy.

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

CONSTRUCTION PROJECTS PROGRESS REPORT
July 31, 2006

Projects In Progress (Greater Than Or Equal To \$50,000)

Projects Funded With Bond Proceeds

Campus -- Classroom Upgrade 2003
Fund Number: U25600
Projected Completion Date: June 2006
Status: Work complete. Final accounting is in progress.

Campus -- Classroom Upgrade 2004
Fund Number: U31150
Projected Completion Date: June 2006
Status: Original scope of work complete. Commissioning is complete. Bids for additional equipment is pending.
Budget Revision: The budget for this project has been reduced by \$425,000 in response to the FY 2004 appropriation decrease.

Quirk -- Elevator/ADA Improvements
Fund Number: U27750
Projected Completion Date: September 2006
Status: Work is complete. Final accounting is in progress.
Budget Revision: This additional money will cover the cost of construction of the new elevator shaft.

Student Center And McKenny Reassignment
Fund Number: U26800
Projected Completion Date: Late 2007
Status: McKenny-finalizing schematic design moving into design development. Student Center building construction is 90% complete.

Total Projects Funded With Bond Proceeds

General Fund Asset Preservation Projects

Alexander -- Lighting Upgrade/Energy Conservation 2005
Fund Number: U41150
Projected Completion Date: January 2007
Status: Project bids received and rejected. Scope changes in progress to reduce cost. Project will be re-bid.

Campus -- Keltron Remote Fire Monitoring Station Replacement
Fund Number: U36750
Projected Completion Date: January 2007
Status: Keltron preparing communication module for National Time equipment.

	JCOS Approval Req'd.	Approved	Original Budget	Revised Project Budget	Actual Expenditures To Date	Forecast Of Final Cost	Forecast U/(O) Revised Budget
Campus -- Classroom Upgrade 2003	NO		\$700,000	\$700,000	\$690,948	\$700,000	\$0
Campus -- Classroom Upgrade 2004	NO		\$700,000	\$275,000	\$145,408	\$275,000	\$0
Quirk -- Elevator/ADA Improvements	NO		\$220,000	\$243,000	\$241,332	\$243,000	\$0
Student Center And McKenny Reassignment	YES	April 1, 2004	\$45,000,000	\$45,000,000	\$30,466,570	\$45,000,000	\$0
Total Projects Funded With Bond Proceeds			\$46,620,000	\$46,218,000	\$31,544,259	\$46,218,000	\$0
General Fund Asset Preservation Projects							
Alexander -- Lighting Upgrade/Energy Conservation 2005	NO		\$137,000	\$137,000	\$13,473	\$137,000	\$0
Campus -- Keltron Remote Fire Monitoring Station Replacement	NO		\$185,000	\$185,000	\$18,017	\$185,000	\$0

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CONSTRUCTION PROJECTS PROGRESS REPORT
July 31, 2006

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					
<p>Campus -- Metering And Monitoring Fund Number: U36900 Projected Completion Date: January 2007 Status: Electric meter installation substantially complete. Scope of work was increased to include steam metering which is in progress.</p>	NO		\$125,000	\$125,000	\$120,150	\$125,000	\$0
<p>Campus -- Sidewalk And Step Repairs 2005 Fund Number: U38500 Projected Completion Date: May 2006 Status: Complete</p>	NO		\$97,700	\$97,700	\$96,365	\$96,365	\$1,335
<p>Campus -- Retaining Wall Repairs 2006 Fund Number: U38850 Projected Completion Date: September 2006 Status: Contract awarded. Work is in progress. Budget Revision: Additional scope of work to accommodate drainage issues and removal of wood retaining wall near Bowen and Warner.</p>	NO		\$55,000	\$75,000	\$64,493	\$75,000	\$0
<p>Campus -- Utility Cable Replacement Fund Number: U38150 Projected Completion Date: September 2005 Status: Work complete. Final accounting is in progress. Budget Revision: Field investigation has determined that replacement of sections of failed duct bank is required before installation of cabling can proceed. Budget revised to cover the additional cost.</p>	NO		\$126,900	\$280,000	\$270,661	\$280,000	\$0
<p>Cooper -- HVAC Upgrades, Repairs, & Energy Conservation Fund Number: U43150 Projected Completion Date: September 2006 Status: Work is in progress</p>	NO		\$125,000	\$125,000	\$12,611	\$125,000	\$0
<p>Ford -- HVAC Control Repairs 2005 Fund Number: U32200 Projected Completion Date: May 2006 Status: Work complete. Final accounting is in progress.</p>	NO		\$187,000	\$187,000	\$184,589	\$187,000	\$0
<p>Ford -- Remove & Replace Original Windows Fund Number: U23900 Projected Completion Date: September 2005 Status: Work complete. Modifications are being done to completed work.</p>	NO		\$297,000	\$297,000	\$236,516	\$297,000	\$0

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CONSTRUCTION PROJECTS PROGRESS REPORT

July 31, 2006

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					
<p>Heating Plant -- Boiler Control System 2006 Fund Number: U41200 Projected Completion Date: January 2007 Status: Equipment specifications and contract documents are in progress.</p>	NO		\$124,000	\$124,000	\$9,990	\$124,000	\$0
<p>Heating Plant -- Condensate Polisher Tank Replacement Fund Number: U41100 Projected Completion Date: January 2007. Status: Initial design phase is in progress.</p>	NO		\$72,000	\$72,000	\$4,200	\$72,000	\$0
<p>Heating Plant -- Replace Make-up Water System Fund Number: U31500 Projected Completion Date: January 2007 Status: System design is in progress.</p>	NO		\$55,000	\$55,000	\$15,727	\$55,000	\$0
<p>Mark Jefferson -- Fire Alarm Replacement Fund Number: U37150 Projected Completion Date: November 2005 Status: Work complete. Final accounting is in progress. Outstanding punch list items being completed. Withholding final payment. Budget Revision: The initial \$40,000 approved funding was for the Engineering study only. The additional \$140,000 of funding is to replace the fire alarm system. The second additional \$25,000 of funding is to replace more ceiling tiles and unknown obstacles above the ceiling within the science building.</p>	NO		\$40,000	\$205,000	\$193,213	\$205,000	\$0
<p>Mark Jefferson -- Lighting Upgrade/Energy Conservation Measures Fund Number: U27500 Projected Completion Date: January 2007. Status: Replacement of T-12 with T-8 fixtures is in progress using EMU in-house staff. Budget Revision: Budget reduced by \$170,000 to fund Mark Jefferson Elevator Replacement. Scope of work reduced to classroom areas.</p>	NO		\$245,000	\$75,000	\$66,076	\$75,000	\$0
<p>Pray Harrold -- Roof Replacement Lower Lecture Hall Fund Number: U39200 Projected Completion Date: July 2006 Status: Project is being re-evaluated pending the status of the Pray-Harrold modernization project.</p>	NO		\$85,000	\$85,000	\$0	\$85,000	\$0
<p>Quirk -- Replace HVAC System And Controls 2007 Fund Number: U43550 Projected Completion Date: June 2007 Status: System design is in progress.</p>	NO		\$124,500	\$124,500	\$0	\$124,500	\$0

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CONSTRUCTION PROJECTS PROGRESS REPORT
July 31, 2006

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>Ryersonson -- Painting 2006</u> Fund Number: U43350 Projected Completion Date: October 2007 Status: On Hold due to scheduling conflicts with ongoing athletic programs.	NO		\$115,000	\$115,000	\$0	\$115,000	\$0
<u>Sill Hall -- Roof And Flashing Repairs</u> Fund Number: U21600 Projected Completion Date: July 2006 Status: Complete Budget Revision: The budget was increased by \$175,000 because the extent of the roof deterioration exceeded original estimates.	NO		\$65,000	\$240,000	\$221,895	\$221,895	\$18,105
<u>Snow -- Elevator Replacement</u> Fund Number: U37900 Projected Completion Date: April 2006 Status: Complete	NO		\$185,000	\$185,000	\$182,900	\$182,900	\$2,100
<u>Snow Health Center -- Replace HVAC System And Controls</u> Fund Number: U36700 Projected Completion Date: October 2006 Status: AHU replacement is complete. Induction unit in the Pharmacy postponed due to the fact that it requires complete system drainage. T-Stat installation is in progress.	NO		\$173,000	\$173,000	\$159,357	\$173,000	\$0
Total General Fund Asset Preservation Projects							
			\$2,619,100	\$2,962,200	\$1,870,233	\$2,940,661	\$21,539

Auxiliary Fund Asset Preservation Projects

<u>Buell -- Lobby Renovation</u> Fund Number: U39800 Projected Completion Date: August 2006 Status: Contract awarded. Work is in progress. Budget Revision: Scope of project was increased so that Buell Lobby will match Downing Lobby	NO		\$150,000	\$310,000	\$86,710	\$310,000	\$0
<u>Buell -- Roof Replacement</u> Fund Number: U43900 Projected Completion Date: October 2006 Status: Contract awarded. Work is in progress.	NO		\$156,000	\$156,000	\$0	\$156,000	\$0
<u>Campus -- Auxiliary Metering And Monitoring</u> Fund Number: U37350 Projected Completion Date: June 2006 Status: Installation associated with expanded scope is underway. Budget Revision: Additional funding is required because the scope of the project was increased.	NO		\$64,500	\$95,500	\$83,300	\$95,500	\$0

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CONSTRUCTION PROJECTS PROGRESS REPORT

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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					
<p>Cornell Court -- Replace Exterior Stairs 2006 Fund Number: U39700 Projected Completion Date: November 2006 Status: Bids Received. Award is in progress. Construction will begin in September. Budget Revision: Additional budget is required because the the project scope was increased by 100% and material cost estimates were lower than the costs included in the bid responses.</p>	NO		\$100,000	\$253,000	\$0	\$253,000	\$0
<p>Cornell Court -- Roof Replacement For Buildings H & K Fund Number: U39650 Projected Completion Date: December 2006 Status: Due to the large number of higher priority roofing projects the start of this project is being moved to Fall 2006.</p>	NO		\$50,000	\$50,000	\$0	\$50,000	\$0
<p>Dining Commons 1 -- Central Office Renovation Fund Number: U34700 Projected Completion Date: September 2006 Status: Dehumidification control for AHU (air handler unit) is in progress. Budget Revision: Additional funding was required due to complications with moisture control</p>	NO		\$80,000	\$252,400	\$215,721	\$252,400	\$0
<p>Dining Commons 1 -- Face Lift Fund Number: U42950 Projected Completion Date: May 2007 Status: Work is in progress.</p>	NO		\$100,000	\$100,000	\$21,981	\$100,000	\$0
<p>Dining Commons 1 -- Replace Windows Fund Number: U39900 Projected Completion Date: August 2006 Status: South side windows installation complete. Contract awarded for additional windows and work is underway. Budget Revision: Increased Work Scope. Original scope was main dining room. Additional scope includes Wise room and east side windows.</p>	NO		\$89,000	\$149,000	\$22,147	\$149,000	\$0
<p>Dining Commons 2 -- Roof Replacement Project Fund Number: U43850 Project Completion Date: October 2006 Status: Contract awarded. Work in progress</p>	NO		\$369,000	\$369,000	\$0	\$369,000	\$0
<p>Downing -- Renovation Fund Number: U42250 Projected Completion Date: September 2006 Status: Contract awarded. Work is in progress.</p>	YES	April 27, 2006	\$5,789,041	\$5,789,041	\$2,188,486	\$5,789,041	\$0
<p>HDUC -- First Years Center Finishes 2006/2007 Fund Number: U42500 Projected Completion Date: May 2007 Status: Contract awarded. Work is underway.</p>	NO		\$300,000	\$300,000	\$235,110	\$300,000	\$0

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CONSTRUCTION PROJECTS PROGRESS REPORT

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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					
<p>HDUC -- Wireless Upgrades 2006 Fund Number: U43700 Projected Completion Date: October 2006 Status: ICT Designing wireless lab for 7 residence hall buildings.</p>	NO		\$306,000	\$306,000	\$0	\$306,000	\$0
<p>Pittman Hall -- Elevator Modernization Fund Number: U29800 Projected Completion Date: October 2006 Status: First of two cars is complete and in use. 2nd and final car is substantially complete. Budget Revision: Budget revised to reflect actual bid price.</p>	NO		\$350,000	\$503,907	\$453,986	\$503,907	\$0
<p>Sellers Hall -- Finishes Fund Number: U38200 Projected Completion Date: June 2006 Status: Work complete. Final accounting in progress.</p>	NO		\$107,700	\$107,700	\$103,018	\$107,700	\$0
<p>Westview Apts. -- Heating Maintenance For Fiscal Year 2004 Fund Number: U25350 Projected Completion Date: July 2006 Status: Work complete. Punch list and final accounting is in progress. Budget Revision: The budget was reduced by \$75,000 because the actual bids came in lower than expected.</p>	NO		\$184,000	\$109,000	\$96,026	\$109,000	\$0
Total Auxiliary Fund Asset Preservation Projects							
Projects Funded From The Facility Plan Reserve Account							
<p>Campus -- Backflow Device Installation 2006 Fund Number: U40500 Projected Completion Date: June 2007 Status: Work is in progress.</p>	NO		\$150,000	\$150,000	\$85,921	\$150,000	\$0
<p>Campus -- Walking Tour Sidewalk Beautification Fund Number: U43950 Projected Completion Date: July 2007 Status: Area #1 which consist primarily of the west side of campus is 50% complete. Area #2 which consist primarily of the east side of campus will begin in September 2006.</p>	NO		\$600,000	\$600,000	\$108	\$600,000	\$0
Total Projects Funded From The Facility Plan Reserve Account							
			\$8,195,241	\$8,850,548	\$3,506,484	\$8,850,548	\$0
			\$750,000	\$750,000	\$36,028	\$750,000	\$0

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Projects In Progress (Greater Than Or Equal To \$50,000)

Projects Funded From The Parking And Paving Reserve Account

Pease -- Parking Lot Improvements

Fund Number: U39350

Projected Completion Date: September 2005

Status: Complete

Total Projects Funded From The Parking And Paving Reserve Account

Projects Funded With Departmental Funds

Owen -- Career Services Suite Renovation

Fund Number: U43300

Projected Completion Date: September 2006

Status: Work is in progress

Pierce -- Data Cabling Upgrade

Fund Number: U42300

Projected Completion Date: September 2006

Status: Work is in progress

Porter -- 212 Classroom Renovation And Furniture

Fund Number: U43050

Projected Completion Date: August 2006

Status: Work is in progress

Porter -- 223 Classroom Renovation And Furniture

Fund Number: U43100

Projected Completion Date: August 2006

Status: Work is in progress

Pray Harrold -- Emergency Generator Installation

Fund Number: U38000

Projected Completion Date: September 2006

Status: Project is being reevaluated pending the status of the Pray-Harrold modernization project.

Rackham -- Children's Institute Renovation

Fund Number: U31200

Projected Completion Date: April 2005

Status: Complete

Budget Revision: Additional shelving and carpet.

	JCOS Approval Req'd.	Approved	Original Budget	Revised Project Budget	Actual Expenditures To Date	Forecast Of Final Cost	Forecast U/(O) Revised Budget
	NO		\$177,870	\$177,870	\$148,486	\$177,870	\$0
			\$177,870	\$177,870	\$148,486	\$177,870	\$0
	NO		\$85,000	\$85,000	\$887	\$85,000	\$0
	NO		\$180,000	\$180,000	\$31,161	\$180,000	\$0
	NO		\$63,140	\$63,140	\$645	\$63,140	\$0
	NO		\$71,319	\$71,319	\$1,748	\$71,319	\$0
	NO		\$132,000	\$132,000	\$19,873	\$132,000	\$0
	NO		\$52,000	\$57,283	\$55,559	\$55,559	\$1,725

CONSTRUCTION PROJECTS PROGRESS REPORT

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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					
<p>Sill -- Room 206 Renovation Fund Number: U26550 Projected Completion Date: April 2006 Status: Work complete. Final accounting in progress.</p>	NO		\$60,060	\$60,060	\$40,189	\$60,060	\$0
<p>Snow -- Lower Level Renovation Fund Number: U40650 Projected Completion Date: March 2007 Status: Construction is in progress. Additional scope identified is being completed.</p>	NO		\$90,660	\$90,660	\$52,538	\$90,660	\$0
<p>Soccer Field -- Installation Fund Number: U37850 Project Completion Date: July 2005 Status: Work complete. Held open for Retainage</p>	NO		\$250,000	\$250,000	\$234,238	\$250,000	\$0
<p>Softball Field -- Concession Stand Building Fund Number: U37950 Projected Completion Date: July 2005 Status: Work complete. Held open for Retainage</p>	NO		\$250,000	\$250,000	\$248,483	\$250,000	\$0
<p>Warner -- New Wrestling Room Renovation Fund Number: U41300 Projected Completion Date: January 2006 Status: Work complete. Final accounting is in progress.</p>	NO		\$117,416	\$117,416	\$77,055	\$117,416	\$0
Total Projects Funded With Departmental Funds			\$1,266,595	\$1,271,878	\$761,490	\$1,270,153	\$1,725
Projects Funded With Proceeds From Insurance Claims							
<p>King Hall -- Fire 11/27/05 Fund Number: U41425/U41700/U41500 Projected Completion Date: December 2006 Status: Repairs are in progress. Budget: Include furniture replacement and business interruption expenses.</p>	NO		\$150,000	\$150,000	\$34,787	\$150,000	\$0
<p>Warner -- Steam Leak 5/20/2006 Fund Number: U42450 Projected Completion Date: September 2006 Status: Work is in progress.</p>	NO		\$105,600	\$105,600	\$0	\$105,600	\$0
Total Projects Funded With Proceeds From Insurance Claims			\$255,600	\$255,600	\$34,787	\$255,600	\$0

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CONSTRUCTION PROJECTS PROGRESS REPORT

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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					
Projects Funded By Grant Revenues							
<u>Parson Center -- Architect And Engineering Design</u> Fund Number: U40825 Projected Completion Date: January 2008 Status: Design work is in progress. CM cost estimates are in progress.	NO		\$80,385	\$80,385	\$10,126	\$80,385	\$0
Total Projects Funded By Grant Revenues			\$80,385	\$80,385	\$10,126	\$80,385	\$0
Projects Funded By Multiple Funding Sources							
<u>Campus -- Video Surveillance System</u> Fund Number: U39450 Projected Completion Date: August 2006 Status: Installation of all campus complete. Dispatch removal in progress. Funding Sources: Facility Plan Reserve Account And Auxiliary Fund Asset Preservation Funds.	NO		\$363,882	\$363,882	\$264,960	\$363,882	\$0
<u>Campus -- Emergency Re-Keying Campus Buildings 2006</u> Fund Number: U40750 Projected Completion Date: December 2006 Status: Exterior doors re-keying complete. Card access installation proceeding. Interior residence halls re-keying is complete.	NO		\$750,000	\$750,000	\$736,642	\$750,000	\$0
Total Projects Funded By Multiple Sources			\$1,113,882	\$1,113,882	\$1,001,602	\$1,113,882	\$0
Projects Funded By Capital Improvement Funds							
<u>Mark Jefferson -- Renovation Phase I & II</u> Fund Number: U41450 Projected Completion Date: October 2006 Status: Elevator (3 cars) rebuild is in progress. Elevator completion date is Oct. 2006. Budget Revision: Phase II has been added to include the science facility program statement, which is being completed.	NO		\$617,000	\$766,350	\$703,772	\$766,350	\$0
<u>Pray Harrold -- Renovation Phase I</u> Fund Number: U41400 Projected Completion Date: December 2006 Status: Elevator (4 cars) work is in progress. Elevator completion date is Dec. 2006.	NO		\$770,000	\$770,000	\$601,144	\$770,000	\$0
Total Projects Funded By Capital Improvement Funds			\$1,387,000	\$1,536,350	\$1,304,916	\$1,536,350	\$0
TOTAL PROJECTS IN PROGRESS			\$62,465,673	\$63,216,713	\$40,218,412	\$63,193,449	\$23,264

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CONSTRUCTION PROJECTS PROGRESS REPORT

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Projects In Progress (Greater Than Or Equal To \$50,000)	JCOS Approval Req'd. <u>Approved</u>	Original Budget	Revised Project Budget	Actual Expenditures To Date	Forecast Of Final Cost	Forecast U/(O) Revised Budget
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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.
5. Projected Completion Date - is the date that all parties involved sign the punch list.