



Project Description and Scope:

The project repairs the south entrances of McGraw Hall and improves ADA accessibility connections with the adjacent pedestrian routes. Work includes demolishing the partially below-grade building connector between Andersen Library and McGraw Hall and modifying the remaining building envelope of both buildings along with the affected HVAC distribution, electrical, fire alarm, and telecommunication systems. This project repairs the concrete plaza deck, planters, stairs, and associated waterproofing, pedestrian walkways, and hand railings, reconstructs and refinishes selected sections of interior partition walls and suspended acoustical ceiling, waterproofs and installs new joint sealant in all construction joints, repairs or replaces selected interior hand railings, and repairs or replaces all landscaping and turf disturbed or damaged by project work.

Project Justification:

For the past decade, the tunnel between Andersen Library and McGraw Hall has experienced severe moisture issues, resulting in metal wall studs that are rusting and mold growth in the interior partition walls. Parts of the tunnel and the exterior concrete stairs have deteriorated at an exponential rate and one staircase has been permanently closed for safety reasons. Other stairs are also crumbling, creating trip and fall hazards. The entire storefront is beginning to rust and mold and mildew growth are constant in those areas, both inside and outside.

The northwest stairwell exit is also suffering from water infiltration issues. This is primarily caused by the single-run, handicap accessible, concrete ramp that slopes down towards the exit. The runoff caused by rainwater and snowmelt drains from the ramp directly into the stairwell. The ramp is also an issue for accessibility; individuals must travel the entire length of the building, turn around and travel the ramp to the other end of the building to gain entry. A new ramp/stair combination at the south end of the building could provide another accessible route.

Issues/Concerns:

None at this time

Estimated Project Costs:

Construction	\$2,060,800
Other	\$18,100
Design Fees	\$300,000
Management Fees	\$103,200
Contingency	\$517,900
Total Project:	\$3,000,000

Operating Budget Impact:

Custodial Staff	
Maintenance Staff/Expenses	
Utility	
Other	

Annual Operational Impact:

Funding:

General Fund Supported Borrowing	\$3,000,000
Program Revenue Supported Borrowing	
Building Trust Funds	
Gifts and Grants	
Program Revenue Cash	
Total:	\$3,000,000

Proposed Timeline:

State Enumeration:	2019
A/E Selection:	October 2019
35% Design Report:	
Bid Date:	December 2021
Substantial Completion:	August 2022
Occupancy:	