



Project Description and Scope:

This project will provide design and construction services to assess and repair facility conditions of all exterior entries, accessible ramp, connecting tunnel to Andersen Hall and the exterior stairs to the building and over the tunnel. This project will also assess the feasibility of removing the connecting tunnel, regrading over existing underground utilities and providing an alternate accessible path to Wyman Mall between Andersen and McGraw. This project will also investigate reconfiguring the existing accessible ramp or adding a new ramp at the south end of the building, near the tunnel.

Project Justification:

For the past decade, the tunnel between Andersen and McGraw has experienced severe moisture issues to the point that metal wall studs are rusting and drywall and wall insulation are molding. Mold areas have been removed but insulation and drywall are no longer replaced, since the mold continues to grow due to the excessive water infiltration in the tunnel. The exterior concrete stairs on the west side of the building as well as those that travel over the tunnel have deteriorated at an exponential rate. DFD requested an assessment of the issues and provide recommendations for repairs. Many of these recommendations were followed (primarily waterproofing) but have failed to stop the issues. The stairs have continued to fail and one set has been permanently closed for safety reasons. The longer east stair may also need to be closed since the nosings continue to crumble, creating a trip and fall hazard. Related to the deterioration of the stairs and tunnel cap failure, a section near the south entry has settled, allowing rainwater to pond and infiltrate under the door into the lobby. The entire storefront is beginning to rust out and mold and mildew are constant in this area, both inside and outside of the entry. This is a major trip hazard, and no longer ADA requirements.

Issues/Concerns:

None at this time

Project Priority Score: 87

Project Benefit Score: 11

Estimated Project Costs:

Construction	\$2,406,000
Equipment/Other	\$35,000
Design Fees	\$212,000
Management Fees	\$106,000
Contingency	\$241,000
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	
Campus Funds	
Total:	\$3,000,000

Proposed Timeline:

- State Enumeration:
- A/E Selection: November 2019
- 35% Design Report: June 2020
- Bid Date: March 2021
- Substantial Completion: August 2021
- Occupancy:

* Project implementation underway prior to implementation of project priority tool