

## Washtenaw Community College

Office of Facilities Management

### FACILITIES DEVELOPMENT REPORT

February 2021

#### Capital Projects Update

##### Morris Lawrence Renovation Project

- Prequalification Selection Completed for General Contractor.
- Final Bid Documents issued
- Project out for bids due 3/12/21
- Construction December 2021 – June 2022

##### Student Center HVAC Renovation Project

- Continue with design/Field Investigation
- Design meeting continuing
- HVAC selections have been made

#### Deferred Maintenance Project Update

|    |  |                            |
|----|--|----------------------------|
| 1  | GM Garden level lighting upgrades<br><i>FY21 TBD –</i>   | Out for Quotes             |
| 2  | FEB Lighting Replacement<br><i>FY21 – all lighting, egress and exit</i>  | Complete                   |
| 3  | Parking Lot Lighting Repairs<br><i>FY21- ph1 \$80,000 – Replace lights with new LED fixtures</i>                 | Design in Process          |
| 4  | Campus Wide Lighting upgrades (2% plan)<br><i>FY21 \$90,000 – Replace fluorescent lighting fixtures</i>          | Ongoing                    |
| 5  | EC Tunnel Water Proofing repairs<br><i>FY21 \$70,000 – Utility tunnel is leaking ground water</i>                | Phase 1 Complete           |
| 6  | BE – Entry Door Replacement<br><i>FY21 \$125,000 – Replace all doors &amp; closers</i>                           | Deferred until Summer 2021 |
| 7  | FEB Rpr Tuck Pointing on West Brick<br><i>FY21 \$90,000 – Repair mortar joins and replace brick</i>              | Complete                   |
| 8  | HFC Replace Natatorium Lighting<br><i>FY21 \$75,000 – Outdated lighting, no replacement – new LED</i>            | Complete                   |
| 9  | Campus Wide Concrete Repairs and Replacement<br><i>FY21 \$90,000 – Replace failing concrete sidewalks.</i>       | Complete                   |
| 10 | Campus – primary heat loop filtration<br><i>FY21 \$25,000 – install side stream filtration on heat loops</i>     | Construction in progress   |
| 11 | SRB Dock 1 & 2 Loading Dock Replacement<br><i>FY20 \$70,000 – Replace failing dock levelers</i>                  | Complete                   |
| 12 | Campus Wide Roof Replacement / Repairs<br><i>FY21 \$90,000 – Replace / Repair identified areas from IR study</i> | Awaiting Start Date        |

|    |   |  |
|----|---|--|
| 13 | Campus Wide HVAC Repairs due to Recommissioning<br><i>FY20/21 \$145,000 – Replace failed components identified by Siemens</i> | Ongoing                                    |
| 14 | Campus wide egress / exit lighting replacement<br><i>FY21 \$50,000 battery operated change to LED</i>                         | Ongoing                                    |
| 15 | L.A. Fire Alarm Panel Upgrades<br><i>FY21 \$80,000 / replace outdated fire control panels</i>                                 | Complete                                   |
| 16 | MLB Retention Pond Dredge & Treatment<br><i>FY21 \$260,000 – drainage issues</i>  | Complete. Restoration work in Spring 2021. |
| 17 | SRB Repair steps next to truck dock<br><i>FY21 \$20,000 – Replace cracking and sinking steps</i>                              | Complete                                   |
| 18 | Campus Wide Roof Fall protection Study<br><i>FY21 \$30,000 –</i>  | Material on order                          |
| 19 | HFC Coil Replacement<br><i>FY21 \$20,000 Replace damage heating coil</i>  | Complete                                   |
| 20 | MLB – Brick repairs to entry ways of MLB building<br><i>FY21 \$20,000 – Replace loose or missing bricks</i>                   | Complete                                   |
| 21 | PS Safety Stair Rail Replacement<br><i>FY21 \$40,000 – Replace failing rails</i>  | Complete                                   |
| 22 | OE HVAC upgrades<br><i>FY21 \$250,000 Replace HVAC units in auto lab</i>  | Design in progress                         |
| 23 | EC Tunnel Lighting<br><i>FY21 \$30,000 Replace light fixtures with LED</i>  | Award in progress                          |
| 24 | Campus Transformer Replacement<br><i>FY21 \$40,000 Replace transformers in lot 7 and DM flowers blding</i>                    | Design in progress                         |
| 25 | GL Sewage lift Station Pump Replacement<br><i>FY21 \$30,000 Replace Pumps</i>   | Equipment on order.                        |

## Campus Repair & Maintenance Projects Update

|   |  |                    |
|---|--|--------------------|
| 1 | SEMCOG Non-Motorized Pathway<br><i>FY18 \$120,000 – WCC cost to support new grant funded pathway along HRD</i>       | Closeout           |
| 2 | Campus Emergency Lights – wall packs<br><i>FY21 \$35,000 – replace nonfunctional emergency and outdated lights</i>   | Ongoing            |
| 3 | Campus Wide Elevator Upgrades<br><i>FY21 \$435,000 – upgrade safety controls in numerous elevators</i>               | Equipment on order |
| 4 | GM HVAC Controls Migration to DDC<br><i>FY21 \$255,000 – update controls from outdated pneumatic</i>                 | Complete           |
| 5 | TI Window Replacement – south / east side of building<br><i>FY21-22 \$725,000 – Replace windows and repair walls</i> | Award in progress  |
| 6 | Campus wide lock updates<br><i>FY21 \$20,000 – Replace outdated locks to standardize locks</i>                       | Material on order  |
| 7 | ML chiller repairs<br><i>FY21 \$20,000 – Repair controls and compressor</i>  | Complete           |
| 8 | SC Bird netting install<br><i>FY21 \$20,000 – Install bird netting various areas of SC building</i>                  | Award in progress  |
| 9 | Landscape improvements – campus wide<br><i>FY21 \$20,000 – Replace dead or dying shrubs / trees</i>                  | Design in progress |

## **Construction Contracts issued in the past 30 days exceeding \$20,000**

- Monroe Plumbing & Heating Co.; RFP 6313 GLRTC Sewer Lift Station Upgrade; \$22,900
- BNE Services; Bid 6321 TI Concrete Window Sill Replacement; \$73,751