

## Board of Trustees

Washtenaw Community College

<b>ACTION</b>
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4800 E. Huron River Drive  
Ann Arbor, Michigan 48105-4800

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Subject  
Morris Lawrence Building Renovation Capital Project

Date  
April 27, 2021

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### Project Scope and Cost Update

The Morris Lawrence Building (MLB) was built in 1990 as the Jobs Skills and Campus Events Building and during the past 31 years has received three small building additions and numerous minor deferred maintenance upgrades. As the primary location for external campus events, it welcomes over 90,000 visitors and guests each year. The building is the public face of the College and is the primary destination of campus visitors not enrolled in college credit courses.

In December, 2019 the Board of Trustees approved the first major renovation project for the MLB in the amount of \$9 million and to be funded through General Fund reserves. The original project scope included the following upgrades to the building's public spaces and enhance the overall experience of visitors and guests:

1. Replacing the deteriorating plastic skylight system
2. Replacing the manual horizontal moveable wall system
3. Replace the lighting throughout the public areas.
4. Replace all finishes throughout the public areas including wall and flooring materials.
5. Install new electronic event directories and kiosks at meeting rooms.
6. Replace failing exterior brick and precast concrete at the entrances.
7. Create a new inviting exterior landscape garden at the west entrance.
8. Address a number of deferred maintenance projects related to the building infrastructure, including completing the replacement of the HVAC system and electrical upgrades

The original six-month construction schedule of Jan-Dec, 2021 was delayed as a result of the COVID pandemic and is now scheduled for Jan-Dec, 2022. In response to our COVID building preparedness initiatives, the College performed further assessment of the MLB HVAC systems and is now proposing to expand the scope of the project to include replacing all of the ventilation system duct work and related air flow control mechanisms at an incremental cost of \$750,000. Additionally, two academic program needs are proposed to be addressed with the addition of an Art Gallery space and improvements to the Audio Music classrooms at cost of \$150,000. Finally, the College is proposing to complete the replacement of all light fixtures with high value energy conservation fixtures at a cost of \$100,000. As a result of these project additions, the College is recommending that the MLB Renovation Project budget be increased \$1 million, from the previously approved budget of \$9 million to \$10 million. Consistent with the prior Board approval, the College is recommending that the incremental \$1 million be funded from the General Fund reserve.

Project key dates are:

- Construction Bidding process January – March, 2021
- Construction contract reviewed and approved by the Board of Trustees - April, 2021
- Construction Contract is awarded May, 2021
- Pre-Construction activities commence Fall, 2021
- Full MLB shutdown mid-December, 2021
- Construction commences late-December, 2021
- Morris Lawrence building opens July, 2022

**Construction Contractor Recommendation**

After completing a vendor qualification process in December, 2020 in which thirteen contractors participated, the College invited six contractors to participate in the bid process. Of those vendors, five contractors submitted bids ranging from \$8.7 million to \$9.5 million (see attached bid sheet). Stenco Construction Company, a minority owned business and of Livonia, Michigan was the lowest bidder for both the base bid and selected alternate options. Stenco, which has averaged \$130 million/year in construction contracts over the past five years, has significant experience with renovation projects of this type, including projects for Ford Motor Co., General Motors and DTE Energy. The College is recommending that the Board of Trustees approve a construction contract with Stenco for \$9,000,000, which includes their bid of \$8,743,000 and a 3% contingency to provide an allowance for problems that may arise once construction commences. Given the extremely compressed six-month project timeline and the absolute need to complete this project by July 1, 2022, the contingency funding will insure that any problems uncovered can be quickly resolved.

**RECOMMENDATION**

That the Board of Trustees approve an increase to the Morris Lawrence Renovation Capital Project budget, from \$9,000,000 to \$10,000,000 and that the incremental \$1 million funding for this project be provided by a transfer of General Fund reserves to the Capital Fund in the amount of \$1,000,000. Further, that the Board of Trustees approve a contract with Stenco in an amount not to exceed \$9,000,000 to perform the renovation construction services for the MLB Renovation Project.

**A ROLL CALL VOTE WILL BE TAKEN**

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and CFO

Recommended by: *Rose B. Bellanca, Ed.D.*  
Rose B. Bellanca, President