

Washtenaw Community College

Office of Facilities Management

FACILITIES DEVELOPMENT REPORT

Capital Projects Update

Campus Security System Upgrades

- Materials purchasing is complete
- Work continuing in buildings including supports, wiring and camera install.
- Project status by location
 - Business Education – Complete.
 - Health Fitness Center – Complete.
 - Morris Lawrence – Complete.
 - Harriet St Center – Materials delivered. Installation scheduled.

Advanced Transportation Center

- Conceptual floor plan reviewed with A/E firm and WCC team.
- Finalized programing, and space uses within new building.
- Exterior design concepts to be presented.

Deferred Maintenance Project Update

1	CLASB Humidifier Replacement <i>FY17 \$260,000 – Replace 4 existing humidifiers for AHU1, 2, 5 & 7</i>	Complete
2	Energy Center Pump Replacement <i>FY17 \$400,000 – Replace 6 existing water cooled pumps w/ air cooled pumps</i>	Complete
3	MLB Storm Water Drainage Pond Elevation Repairs <i>FY18 \$40,000 – Correct water drainage issues associated with pond elevation</i>	Engineering solutions are being re-evaluated
4	GM Main Transformer Replacement <i>FY18 \$150,000 – Replace existing oversized dry transformer</i>	Complete
5	GMB 3rd Floor Carpet Replacement <i>FY17 \$75,000 – Replace existing carpet and install resilient floor in corridors</i>	Complete
6	Campus Primary Electrical Service Line Conditioning <i>FY17 \$60,000 – Study electrical service and recommend changes for reliability</i>	No Further Action Recommended
7	MLB Main Boilers Replacement Project <i>FY18 \$550,000 – Replace 2 existing failing boilers w/ 3 high efficiency boilers</i>	Construction in progress
8	MLB Firing Range Air-Handling Units Replacement <i>FY18 \$1,550,000 – Replace existing AHU w/ new ERU</i>	Construction in progress
9	SCB South Stair Ceramic Tile Replacement <i>FY18 \$40,000 – Replace ceramic tile on stairway leading to 2nd floor</i>	Project covered within #20 in CRM
10	SC 2nd Floor HVAC Upgrades <i>FY18 \$180,000 – Replace existing HVAC controllers and dampers.</i>	Project Deferred
11	Campus Wide Concrete Sidewalk Replacement <i>FY19 \$102,000 - Replace failing concrete and trip hazards across campus.</i>	Complete

12	BE Stair Tread Replacement <i>FY19 \$30,000 – Replace stair treads w/ resilient tread</i>	Complete
13	Campus Wide Flooring Replacement <i>FY19 \$100,000 – Complete flooring replacements across campus based upon assessment</i>	FY19 scope includes LA corridor flooring
14	Energy Center Cooling Tower Replacement <i>FY19 \$1,340,000 – Replace campus cooling tower, associated piping and electrical</i>	Planning phase
15	Parking Lot 6 Replacement <i>FY19 \$900,000 – Repave with subbase stabilization, asphalt and curb repairs</i>	Repairs identified for FY19
16	FEB Lighting Replacement <i>FY19 \$75,000 – Replace non-LED overhead lighting w/ LED fixtures</i>	Project Deferred
17	Great Lakes Building Handicap Ramp Replacement <i>FY19 \$100,000 – Replace damaged and non-compliant concrete ramp</i>	Complete
18	Great Lakes Building Foundation Waterproofing <i>FY19 \$62,000 – Repair waterproofing membrane for foundation wall</i>	Complete
19	HFC Domestic Hot Water System Replacement <i>FY19 \$375,000 – Replace hot water tanks w/ new gas fired hot water tanks</i>	Complete
20	HFC Family Locker Room Shower Stalls <i>FY19 \$30,000 – Replace shower stall inserts w/ tile</i>	Complete
21	HFC Chiller 10 Year Maintenance Package <i>FY19 \$32,000 – Perform periodic recommended tear down and maintenance</i>	Project deferred to FY20
22	LA Chemistry Hood Repairs <i>FY19 \$840,000 – Complete repairs on existing lab hoods</i>	Planning phase
23	LA Corridor Tile Floor Replacement 2nd Floor <i>FY19 \$110,000 – Replace quarry tile flooring w/ resilient flooring</i>	Contract award in progress
24.	LA Water Softener Replacement <i>FY19 \$45,000 – Replace existing softener</i>	Complete
25	LA Roofing Repairs <i>FY19 \$60,000 – Complete repairs to the roof/parapet wall interface</i>	Complete
26	OEB Isolation Valve Replacement <i>FY19 \$20,000 – Relocate valve and strainer to accessible location</i>	Contract award in progress
27	OEB Dental Lab Compressor Replacement <i>FY19 \$8,000 – Replace compressor unit</i>	Complete
28	OEB Autoclave Electrical Panel Relocation <i>FY19 \$12,000 – Reroute electrical feed directly from building substation</i>	Complete
29	OEB Auto Lab Exhaust Fan Replacement <i>FY19 \$25,000 – Replace failing exhaust fan</i>	Complete
30	OEB Tunnel Exhaust Fan Replacement <i>FY19 \$20,000 – Replace failing exhaust fan</i>	Complete
31	Campus Wide Fall Protection Upgrades <i>FY19 \$30,000 – Install new OSHA compliant upgrades for roof fall protection</i>	Planning phase
32	HFC Defender Tank Replacement <i>FY19 \$90,000 – Replace failing components.</i>	Complete
33	HFC Repair Women’s Hot Tub <i>FY19 \$300,000 – Investigate and repair leaks in system.</i>	Demolition Complete, Installation in progress
34	HFC Pool Chemical Systems Upgrades <i>FY19 \$97,000 – Replace failing components and install redundant systems</i>	Complete
35	HFC Boiler Redundancy & Strainer Replacement <i>FY19 \$50,000 – Replace failing components and install redundant systems</i>	Complete
36	OEB Underground Exhaust Replacement <i>FY19 \$35,000 – Replace failing underground exhaust duct components.</i>	Construction in progress

Campus Repair & Maintenance Projects Update

1	SEMCOG Non-Motorized Pathway <i>FY18 \$80,000 – WCC cost to support new grant funded pathway along HRD</i>	MDOT/WCRC rebid August 2019
2	SC 1st Floor Renovations <i>FY18 \$250,000 – Renovate existing spaces to create space for Student Activities, B&N book storage, quiet study area, reflection room & Career Transitions</i>	Complete
3	SC304 Classroom conversion to office suite. <i>FY18 \$75,000 – Convert existing classroom to new office space</i>	Complete
4	Exterior Messaging Signage <i>FY18 \$75,000 – Install messaging sign near the ML building along HRD</i>	Permitting / Submittals
5	WTMC Furniture & Space Upgrade <i>FY18 \$0 (WTMC Funded) – Renovate WTMC spaces and upgrade furniture</i>	Complete
6	LA275 Renovations <i>FY19 \$235,000 – Renovate classroom including furniture</i>	Project deferred
7	GM118 Renovations <i>FY19 \$55,000 – Renovate classroom including furniture</i>	Complete
8	OE163 Replace epoxy flooring. <i>FY19 \$20,000 – Replace existing floor surface in main auto lab</i>	Construction in progress
9	Power Upgrades OE143 <i>FY19 \$30,000 – Install new 200A 480V service</i>	Complete
10	Replace Welding Booth Exhaust Arms <i>FY19 \$40,000 – Replace 40 existing exhaust arms in the welding booths</i>	Complete
11	Replace Welding Lab Overhead Lighting <i>FY19 \$25,000 – Improved overhead lighting with new LED fixtures</i>	Equipment delivered
12	OEB Update Staff Restrooms <i>FY19 \$30,000 – Update existing staff restrooms</i>	Construction in progress
13	Install motorized loading dock plate <i>FY19 \$20,000 – Install motorized loading dock for SC dock space</i>	Construction in progress. Additional engineering required.
14	TI126 Upgrade Power Requirements <i>FY19 \$11,000 – Install new circuits to power new electrical drops over tables</i>	Complete
15	HFC Fitness Center Desk Upgrade <i>FY19 \$30,000 – Reconfigure free weight area for added SF.</i>	Complete
16	PS Fencing Installation <i>FY19 \$30,000 – Install 6’ fencing on level 4 of parking structure.</i>	Complete
17	WTMC Hoop House Upgrades <i>FY19 \$70,000 – Upgrades to the outside greenhouse and classroom</i>	Construction in progress
18	SC Install 100A Electrical Service for Cappuccino Machine <i>FY19 \$8,000 – Install new 100A service in Garrett’s.</i>	Complete
19	ML Aesthetics Upgrade Project <i>FY19 \$225,000 – Replace wall, floor and ceiling finishes in select locations.</i>	Design in progress
20	SC Aesthetics Upgrade Project <i>FY19 \$253,000 – Replace wall, floor and ceiling finishes in select locations.</i>	Contract award in progress.

Construction Contracts issued in the past 60 days exceeding \$20,000

1. DLZ, HFC Locker Room Renovations, \$36,232
2. Harper Electric, Firing Range Duct Work & Lighting Repl, \$64,000
3. Hoover Wells, OE Floor Polishing Project, \$99,960
4. KONE Inc., CLASB Hydraulic Passenger Elevator Repairs, \$27,180