



TOPIC: Towson University – Increase Authorization for Renovation of Newell and Richmond Halls

COMMITTEE: Committee of the Whole

DATE OF COMMITTEE MEETING: May 30, 2012

SUMMARY: Towson University requests a \$2.9 million increase in project authorization (from \$22.8 million to \$25.7 million) to renovate Newell and Richmond residence halls. This increase, due in large part to unforeseen accessibility and life safety requirements for the project, will be funded entirely with institutional funds.

The Board of Regents previously approved \$1.4 million in FY 2010, \$14 million in FY 2011, and \$3.4 million in FY 12—all in USM Auxiliary Bonds—to renovate the buildings as part of the System Funded Construction Program; and an increase of \$4 million in Bond authorization in October 2011.

Newell and Richmond Halls were originally built in 1914 and 1929, respectively. They have had interior finish focused repairs and renovations previously, with major efforts occurring in 1972 and 1996, but a comprehensive restoration of the exterior envelope and interior mechanical, electrical and plumbing systems has not been undertaken and is the focus of this capital project. The request to increase the project budget is based on the requirement to complete several critical life safety and ADA improvements that were discovered upon demolition. These include:

- **Installation of a New Fire Pump:** The Fire Protection Engineer originally stated that this project would not need a fire pump and that street pressure would be adequate; however, the State Fire Marshall overrode that decision and is now requiring the fire pump. Once this decision was made, the design professionals felt it imperative to connect the pump to an existing stand-by generator located at the university's Power Plant in the case of power failure. The cost for the pump and the associated cost to run the electric cable and duct to the generator are included in the request.
- **Replacement of Terra Cotta Mullions:** During preliminary work on replacing the existing windows in Newell Hall, the contractor discovered that the terra cotta mullions between sets of windows were not attached structurally. The mullions were part of the original 100-year-old construction, and the steel bars connecting the precast to the building wall were never attached. As a result, this required specialized fabrication of approximately 500 additional pieces of terra cotta, along with steel connections and the installation of those pieces. This work requires high scaffolding over a long duration, resulting in significant additional costs. Without this work, sections of terra cotta could break free and fall, potentially harming people on the ground. A small seismic event such as the earthquake experienced in August 2011 could potentially cause failure.
- **New Wheelchair Lift and Steps:** An older wheelchair lift in the main lobby of Newell Hall, located next to steps, was intended to remain; however, during demolition of floor materials, it was discovered that there were unacceptable code issues in the floor elevations. This required removal of the steps and the need for a new lift, while preserving the historic value of the building interior.

- Replacement of Sprinkler System: A new sprinkler system will be installed in lieu of modifying the existing system. The poor condition and location of the existing sprinkler system lines were discovered only following demolition.

Additional work related to plumbing, flashing, mechanical equipment, and structural elements is also a part of the requested increase.

ALTERNATIVE(S): Towson University would have to complete the Newell and Richmond renovation as originally planned, forgoing these much-needed improvements that would increase the lives of the buildings substantially, as well as improve upon the building's safety and accommodation standards. Failure to address all of these issues at this time, when the buildings are already offline, would force the university to take the buildings offline again at some point in the near future. This would result in increased costs for construction and additional lost housing revenue.

FISCAL IMPACT: The increase in authorization of \$2.9 million for Newell and Richmond will be funded by Towson University's Residential Life cash reserve.

CHANCELLOR'S RECOMMENDATION: That the Board of Regents approve for Towson University an increased project authorization totaling \$25.7 million for renovation of Newell and Richmond Halls.

COMMITTEE RECOMMENDATION:

DATE:

BOARD ACTION:

DATE:

SUBMITTED BY: Joseph F. Vivona (301) 445-1923
