



TOPIC: Towson University: Increase Authorization for Newell and Richmond Halls Renovations

COMMITTEE: Finance

DATE OF COMMITTEE MEETING: October 17, 2013

SUMMARY: Towson University requests authorization to increase by \$723,000 the total project cost from \$25,700,000 to \$26,423,000. This request is necessary to fulfill the previously approved Program requirements as well as adjacent site and utility improvements. This is a post-facto request for approval for work that is complete. In order to meet campus safety and ADA requirements, and keep the project on schedule, work continued. Unfortunately, the required approvals were not requested from the Board of Regents.

Towson University received construction bids for the Newell and Richmond Halls renovation project for the items listed below. These items affected both the renovated buildings and adjacent academic buildings.

- Increase Replacement Fire Pump capacity \$272,000 – The State Fire Marshal required increased water flow to portions of Newell and Richmond Halls. The University decided that the new pump should be increased in size to realize economies of scale by also supporting buildings adjacent to Newell and Richmond Halls. At that point, the adjacent facilities were not on a fire pump source. Because these adjacent academic buildings were in need of these life safety improvements, renewal and replacement funds were determined to be available for this portion of the work.
- Additional Site and Utilities Improvements \$451,000 – The University determined that additional ADA access to the buildings was needed from the academic core to the Newell and Richmond Halls. While the fire pump improvements were being performed, the contractor completed this additional site and utility work which saved significant funds as well as eliminated future disruptions since the area was already under construction. The site and utility improvements connected sidewalks and stairs to the renovated buildings. This work posed a challenge due to the significant elevation changes to the west side of the buildings to the academic core. The cost shown here is for the renewal and replacement portion of the work.

CONTRACTOR: Henry H. Lewis Contractors, Owings Mills, MD

ALTERNATIVE(S): There are no alternatives to the fire pump and supporting generator work as this was dictated by the State Fire Marshal as a requirement. The site and utility improvements were made to better accommodate the campus community as a whole and improve ADA access and connectivity to the residence facilities.

FISCAL IMPACT: Existing renewal and replacement funds were utilized.

CHANCELLOR'S RECOMMENDATION: That the Finance Committee recommend that the Board of Regents approve an increase to the total project cost authorization for Newell and Richmond Halls from \$25,700,000 to \$26,423,000 as described above.

COMMITTEE RECOMMENDATION: Recommend approval

DATE: 10/17/13

BOARD ACTION:

DATE:

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