

**BOARD OF REGENTS**  
EASTERN MICHIGAN UNIVERSITY

SECTION: 4

DATE:

January 19, 2007

**RECOMMENDATION**

**CONSTRUCTION OPEN PROJECT PROGRESS REPORT**

**ACTION REQUESTED**

It is requested that the Construction Open Projects Progress Report for the period ending November 30, 2006 be received and placed on file.

**STAFF SUMMARY**

The New Student Center project is essentially complete with a successful grand opening on November 6, 2006. Review of minor remaining items, including building system commissioning and design of the Starbucks lease space, is in progress.

The McKenny Reassignment Project is in the early stages of construction. Departments and staff completed their move-out in early November and the building was closed for construction. Final construction documents are complete and the first phase of roofing work is in progress. Demolition and abatement work is just beginning, and bid packages are being prepared for carpentry, millwork, and fire protection.

The Bowen Field House flood restoration project continues. Floor replacement is expected to be completed in January 2007. Two new long jump pits and a new pole vault box have been installed. Work is in progress to abandon the underground fire protection mains and install new overhead fire protection piping and valves.

The Alexander Recital Hall Improvements project is in the planning phase. The project will focus on flooring replacement, new auditorium/performance-style seating, ADA modifications, painting and electrical repairs.

It should also be noted that the Classroom Project, which includes painting, minor repairs and the purchase of new seating, tables and tablet arm chairs for approximately 44 classrooms, began in December 2006. In addition, the program statement for the Strong Hall project is in draft form. Further analysis concerning the Strong Hall project will be presented to the Regents at a future Board meeting.

**FISCAL IMPLICATIONS**

The final expended resources for the projects mentioned in this report are within approved budget limitations.

**ADMINISTRATIVE RECOMMENDATION**

The proposed Board action has been reviewed and is recommended for Board approval.

University Executive Officer

Date

Eastern Michigan University  
CONSTRUCTION OPEN PROJECTS PROGRESS REPORT  
November 30, 2006

Projects In Progress (Greater Than Or Equal To \$50,000)							
JCOS Approval Req'd.	Approved	Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget	
Projects Funded With Bond Proceeds							
Campus -- Classroom Upgrade 2003 Fund Number: U25600 Projected Completion Date: June 2006 Status: Work complete. Final accounting is in progress. Awaiting final invoices.							
NO		\$700,000	\$700,000	\$690,948	\$700,000	\$0	
Campus -- Classroom Upgrade 2004 Fund Number: U31150 Projected Completion Date: June 2006 Status: Original scope of work complete. Commissioning is complete. Awaiting final invoices and accounting expense transfers to be processed to properly record expenses related to this project. Budget Revision: The budget for this project has been reduced by \$425,000 in response to the FY 2004 appropriation decrease.							
NO		\$700,000	\$275,000	\$145,408	\$275,000	\$0	
Quirk -- Elevator/ADA Improvements Fund Number: U27750 Projected Completion Date: September 2006 Status: Work complete. Final invoice received. Project close out in progress. Budget Revision: This additional money will cover the cost of construction of the new elevator.							
NO		\$220,000	\$245,000	\$244,011	\$245,000	\$0	
Student Center And McKenny -- Reassignment Fund Number: U26800 Projected Completion Date: Late 2007 Status: Student Center is open and the contractor is completing punch list items. Commissioning of the Star Bucks lease space design is in progress. McKenny: Final construction documents for McKenny have been completed and the 1st phase of roofing is nearly complete. The demolition & abatement contract for McKenny has been awarded.							
YES	April 1, 2004	\$45,000,000	\$45,000,000	\$36,194,044	\$45,000,000	\$0	
Total Projects Funded With Bond Proceeds							
		\$46,620,000	\$46,220,000	\$37,274,412	\$46,220,000	\$0	

<b>General Fund Asset Preservation Projects</b>							
<b>Alexander -- Ceiling Tile Repair/Replace 2007</b> Fund Number: U44400 Projected Completion Date: June 2007 Status: 2nd floor ceiling replaced, 3rd floor & hallway ceiling painted - 75% completed.	NO		\$180,000	\$180,000	\$35,178	\$180,000	\$0
<b>Alexander -- Recital hall upgrade 2006</b> Fund Number: U45850 Projected Completion Date: June 2007 Status: Bid documents being developed.	NO		\$60,000	\$60,000	\$0	\$60,000	\$0

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Projects In Progress (Greater Than Or Equal To \$50,000)

	JCOS Approval Req'd.	Approved	Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget
<u>Alexander -- Lighting Upgrade/Energy Conservation 2005</u> Fund Number: U41150 Projected Completion Date: June 2007 Status: Project bids received and rejected. Scope changes in progress to reduce cost. Project will be re-bid.	NO		\$137,000	\$137,000	\$13,473	\$137,000	\$0
<u>Campus -- Keltion Remote Fire Monitoring Station Replacement</u> Fund Number: U36750 Projected Completion Date: March 2007 Status: Equipment delivered & construction in progress.	NO		\$185,000	\$185,000	\$22,579	\$185,000	\$0
<u>Campus -- Metering And Monitoring</u> Fund Number: U36900 Projected Completion Date: June 2007 Status: Work is substantially complete.	NO		\$125,000	\$125,000	\$123,919	\$125,000	\$0
<u>Campus -- Retaining Wall Repairs 2006</u> Fund Number: U38850 Projected Completion Date: September 2006 Status: Work complete. Final invoice received & paid. Reconciliation of account in process. Budget Revision: Additional scope of work to accommodate drainage issues and removal of wood retaining wall near Bowen & Warner.	NO		\$55,000	\$75,000	\$73,171	\$75,000	\$0
<u>Cooper -- HVAC Upgrades, Repairs, &amp; Energy Conservation</u> Fund Number: U43150 Projected Completion Date: April 2007 Status: Work is in progress.	NO		\$125,000	\$125,000	\$19,113	\$125,000	\$0
<u>Ford -- Remove &amp; Replace Original Windows</u> Fund Number: U23900 Projected Completion Date: September 2005 Status: Window installation complete. Further follow up in progress for customer satisfaction regarding light & sound infiltration into the studio.	NO		\$297,000	\$297,000	\$236,516	\$297,000	\$0
<u>Heating Plant -- Boiler Control System 2006</u> Fund Number: U41200 Projected Completion Date: June 2007 Status: Equipment specifications and contract documents are in progress.	NO		\$124,000	\$124,000	\$9,990	\$124,000	\$0
<u>Heating Plant -- Condensate Polisher Tank Replacement</u> Fund Number: U41100 Projected Completion Date: June 2007. Status: Initial design phase is in progress.	NO		\$72,000	\$72,000	\$4,200	\$72,000	\$0

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Projects In Progress (Greater Than Or Equal To \$50,000)		JCOS Approval Req'd.	Approved	Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget
<u>Heating Plant -- Replace Make-up Water System</u> Fund Number: U31500 Projected Completion Date: June 2007 Status: Estimates have been received and they exceed budget. The project scope is under review.		NO		\$55,000	\$55,000	\$15,727	\$55,000	\$0
<u>Mark Jefferson -- Fire Alarm Replacement</u> Fund Number: U37150 Projected Completion Date: November 2005 Status: Work complete. Final accounting is in progress. System is fully functional. Issues regarding contractor's interpretation of the scope of the project has been addressed and resolved. Final payment has been negotiated and in the process of being paid.  Budget Revision: The initial \$40,000 approved funding was for the engineering study only. The additional \$140,000 of funding is to replace the fire alarm system. The second additional \$25,000 of funding is to replace more ceiling tiles and unknown obstacles above the ceiling within the science building. Negotiated project close out settlement with contractor requires final budget adjustment of \$15,000.00.		NO		\$40,000	\$220,000	\$199,704	\$220,000	\$0
<u>Mark Jefferson -- Lighting Upgrade/Energy Conservation Measures</u> Fund Number: U27500 Projected Completion Date: June 2007 Status: Replacement of T-12 with T-8 fixtures is in progress using EMU in-house staff. Budget Revision: Budget reduced by \$170,000 to fund Mark Jefferson Elevator replacement. Scope of work reduced to classroom areas.		NO		\$245,000	\$75,000	\$66,076	\$75,000	\$0
<u>Pray Harold - Chiller Rebuild</u> Fund Number: U45550 Projected Completion Date: May 2007 Status: Bids received, contract awarded.		NO		\$113,000	\$113,000	\$0	\$113,000	\$0
<u>Quirk -- Replace HVAC System And Controls 2006</u> Fund Number: U45650 Projected Completion Date: October 2007 Status: Bids received, contract awarded.		NO		\$115,000	\$115,000	\$0	\$115,000	\$0
<u>Quirk -- Replace HVAC System And Controls 2007</u> Fund Number: U43550 Projected Completion Date: August 2007 Status: Work in progress. Schedule being adjusted to work around classes.		NO		\$124,500	\$124,500	\$23,763	\$124,500	\$0
<u>Rynearsor -- Painting 2006</u> Fund Number: U43350 Projected Completion Date: October 2007 Status: On hold. The structural report has been received & has been evaluated. Waiting to receive environmental reports.		NO		\$115,000	\$115,000	\$3,500	\$115,000	\$0

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Projects In Progress (Greater Than Or Equal To \$50,000)								
JCOS Approval	Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget			
Req'd.	Approved							
NO	\$173,000	\$173,000	\$168,211	\$173,000	\$0			
Fund Number: U36700								
Projected Completion Date: December 2006								
Status: Air handling unit installation is complete. T-Stat installation is in progress.								
Total General Fund Asset Preservation Projects								
<u>Auxiliary Fund Asset Preservation Projects</u>								
NO	\$53,000	\$53,000	\$0	\$53,000	\$0			
Fund Number: U44950								
Projected Completion Date: October 2006								
Status: Work complete. Punch list in progress. Awaiting invoices.								
NO	\$150,000	\$325,000	\$290,561	\$325,000	\$0			
Fund Number: U39800								
Projected Completion Date: August 2006								
Status: Construction complete. Punch list in progress. Project close out in progress.								
Budget Revision: Scope of project was increased so that Buell Lobby would match Downing Lobby.								
NO	\$156,000	\$156,000	\$154,500	\$156,000	\$0			
Fund Number: U43900								
Projected Completion Date: October 2006								
Status: Construction complete. Punch list in progress.								
NO	\$64,500	\$64,500	\$60,118	\$64,500	\$0			
Fund Number: U37350								
Projected Completion Date: June 2006								
Status: Work is substantially complete.								
Budget Revision: Additional funding required, project scope increased. The increased project scope included metering the apartments, a new project was created to track those expenses.								
NO	\$100,000	\$253,000	\$0	\$253,000	\$0			
Fund Number: U39700								
Projected Completion Date: January 2007								
Status: Construction underway								
Budget Revision: Budget revision was necessary due to project scope increasing by 100% & increased cost in materials.								
NO	\$50,000	\$50,000	\$0	\$50,000	\$0			
Fund Number: U39650								
Projected Completion Date: December 2006								
Status: Due to the large number of higher priority roofing projects the start of this project is being moved to Fall 2006								

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Projects In Progress (Greater Than Or Equal To \$50,000)	JCOS Approval		Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget
	Req'd.	Approved					
<u>Dining Commons 1 -- Central Office Renovation</u> Fund Number: U34700 Projected Completion Date: September 2006 Status: Dehumidification control for AHU (air handling unit) is under review. Budget Revision: Additional funding was required due to complications with moisture control.	NO		\$80,000	\$252,400	\$219,901	\$252,400	\$0
<u>Dining Commons 1 -- Face Lift</u> Fund Number: U42950 Projected Completion Date: May 2007 Status: Work is in progress. Budget revision: Budget reduced to reflect actual quotes.	NO		\$100,000	\$90,000	\$31,207	\$90,000	\$0
<u>Dining Commons 1 -- Replace Windows</u> Fund Number: U39900 Projected Completion Date: August 2006 Status: Work Complete. Punch list in progress. Budget Revision: Increased work scope. Original scope was main dining room. Additional scope includes Wise room and side windows. Additional work scope to add new screens.	NO		\$89,000	\$159,000	\$144,253	\$159,000	\$0
<u>Dining Commons 2 -- Roof Replacement Project</u> Fund Number: U43850 Project Completion Date: October 2006 Status: Work Complete. Punch list is in progress.	NO		\$369,000	\$369,000	\$323,710	\$369,000	\$0
<u>Downing -- Renovation</u> Fund Number: U42250 Projected Completion Date: September 2006 Status: Work complete. Punch list in progress.	YES	April 27, 2006	\$5,789,041	\$5,789,041	\$4,462,167	\$5,789,041	\$0
<u>HDUC -- First Years Center Finishes 2006/2007</u> Fund Number: U42500 Projected Completion Date: May 2007 Status: Work complete. Punch list in progress.	NO		\$300,000	\$300,000	\$256,099	\$300,000	\$0
<u>HDUC -- Wireless Upgrades 2006</u> Fund Number: U43700 Projected Completion Date: May 2007 Status: Work in progress. System up and running in Phelps, Sellers, Walton & Putnam. Installation in progress in Buell, Wise & Best. Delayed due to reengineering issues.	NO		\$306,000	\$306,000	\$0	\$306,000	\$0
<u>Hill -- Emergency Elevator Repairs 2006</u> Fund Number: U45300 Projected Completion Date: January 2007 Status: Work in progress.	NO		\$144,000	\$144,000	\$0	\$144,000	\$0
<u>Hoyt Conference Center -- Dance Space Renovation</u> Fund Number: U44900 Projected Completion Date: August 2007 Status: Conceptual design complete. Project on hold pending re-evaluation of need.	NO		\$200,000	\$200,000	\$0	\$200,000	\$0



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	Req'd.	Approved					
<u>Pittman Hall -- Elevator Modernization</u> Fund Number: U29800 Projected Completion Date: October 2006 Status: Close out document review in progress. Budget Revision: Budget revised to reflect actual bid price.	NO		\$350,000	\$503,907	\$500,782	\$503,907	\$0
<u>Westview Apts. -- Heating Maintenance For Fiscal Year 2004</u> Fund Number: U25350 Projected Completion Date: July 2006 Status: Work and punch list are complete. Final accounting in progress. Budget Revision: The budget was reduced by \$75,000 as actual bids received were lower than estimated.	NO		\$184,000	\$109,000	\$96,026	\$109,000	\$0
<u>Westview Apts. -- Road Partial Replacement 2006</u> Fund Number: U44800 Projected Completion Date: September 2006 Status: Work and punch list are complete. Final accounting in progress.	NO		\$185,000	\$185,000	\$150,440	\$185,000	\$0
Total Auxiliary Fund Asset Preservation Projects			\$8,669,541	\$9,308,848	\$6,689,765	\$9,308,848	\$0

Projects Funded From The Facility Plan Reserve Account

<u>Campus -- Backflow Device Installation 2006</u> Fund Number: U40500 Projected Completion Date: June 2007 Status: Work is in progress.	NO		\$150,000	\$150,000	\$40,074	\$150,000	\$0
<u>Campus -- Walking Tour Sidewalk Beautification</u> Fund Number: U43950 Projected Completion Date: July 2007 Status: The purchase and installation of 116 trees for the entire campus is 81% complete. The remaining trees will be planted in the Spring of 2007. Area # 1 west main campus & Area # 2 east main campus and minor repairs are complete. Area # 3 consists of areas around Buell & Dowling to be completed in May of 2007.	NO		\$600,000	\$600,000	\$288,796	\$600,000	\$0
Total Projects Funded From The Facility Plan Reserve Account			\$750,000	\$750,000	\$328,869	\$750,000	\$0

Projects Funded With Departmental Funds

<u>Owen -- Career Services Suite Renovation</u> Fund Number: U43300 Projected Completion Date: February 2007 Status: Work is near completion, remaining work in progress.	NO		\$85,000	\$85,000	\$53,964	\$85,000	\$0
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Projects In Progress (Greater Than Or Equal To \$50,000)	JCOS Approval		Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget
	Req'd.	Approved					
<u>Pierce -- Data Cabling Upgrade</u> Fund Number: U42300 Projected Completion Date: September 2006. Status: Work is substantially complete. Close out documents in progress. Budget revision: Expanded scope of work for more data drops.	NO		\$180,000	\$190,000	\$149,097	\$190,000	\$0
<u>Porter -- 212 Classroom Renovation And Furniture</u> Fund Number: U43050 Projected Completion Date: November 2006 Status: Work complete. Awaiting final invoices.	NO		\$63,140	\$63,140	\$20,673	\$63,140	\$0
<u>Porter -- 223 Classroom Renovation And Furniture</u> Fund Number: U43100 Projected Completion Date: November 2006 Status: Work complete. Awaiting final invoices.	NO		\$71,319	\$71,319	\$30,233	\$71,319	\$0
<u>Pray Harrold -- Emergency Generator Installation</u> Fund Number: U38000 Projected Completion Date: TBD Status: Project is on hold pending the status of the Pray-Harrold modernization projects.	NO		\$132,000	\$132,000	\$19,873	\$132,000	\$0
<u>Sill -- Room 206 Renovation</u> Fund Number: U26550 Projected Completion Date: April 2006 Status: Work complete. Final accounting in progress, awaiting final invoices.	NO		\$60,060	\$60,060	\$40,299	\$60,060	\$0
<u>Snow -- Lower Level Renovation</u> Fund Number: U40650 Projected Completion Date: March 2007 Status: Construction is in progress and is 75% complete. Additional scope identified is being completed. Budget Revision: Scope expanded to include red room renovation.	NO		\$90,660	\$99,600	\$54,676	\$99,600	\$0
<u>Soccer Field -- Installation</u> Fund Number: U37850 Project Completion Date: July 2005 Status: Work complete 05/31/06. Final payment held for an entire playing season to ensure field & drainage were functioning properly. Final payment has been released & in the process of being paid.	NO		\$250,000	\$250,000	\$234,238	\$250,000	\$0
<u>Softball Field -- Concession Stand Building</u> Fund Number: U37950 Projected Completion Date: July 2005 Status: Work complete. Final accounting & review in progress due to employee transition.	NO		\$250,000	\$250,000	\$249,968	\$250,000	\$0



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Projects In Progress (Greater Than Or Equal To \$50,000)		JCOS Approval Req'd.	Approved	Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget
<u>Warner -- New Wrestling Room Renovation</u> Fund Number: U41300 Projected Completion Date: January 2006 Status: Work complete and awaiting final invoices.		NO		\$117,416	\$117,416	\$79,542	\$117,416	\$0
Total Projects Funded With Departmental Funds				\$1,299,595	\$1,318,535	\$932,565	\$1,318,535	\$0

Projects Funded With Proceeds From Insurance Claims

<u>King Hall -- Fire 11/27/05</u> Fund Number: U41425/U41700/U41500 Projected Completion Date: December 2006 Status: Repairs are in progress. Completing paperwork for insurance claim submittal. Budget includes furniture replacement & business interruption expenses.		NO		\$150,000	\$150,000	\$41,599	\$150,000	\$0
<u>Warner -- Steam Leak 5/20/2006</u> Fund Number: U42450 Projected Completion Date: September 2006 Status: Work complete. Final accounting in progress. Completing paperwork for insurance claim submittal. Budget Revision: Budget adjustment was necessary due to environmental clean-up. The increase cost will be covered by insurance proceeds.		NO		\$105,600	\$123,504	\$123,504	\$123,504	\$0

<u>Bowen -- Bowen Fieldhouse Flood Sept. 8, 2006</u> Fund Number: U45100 Projected Completion Date: January 2007 Status: Work is in progress. A letter was sent notifying the JCOS that the project would exceed \$1 mil due to the emergency nature and the project work would begin immediately. Based on final insurance settlement, a use & finance statement will be completed and presented to the Board & to JCOS for their approval.		YES	Expected April 2007	\$1,320,000	\$1,320,000	\$349,023	\$1,320,000	\$0
Total Projects Funded With Proceeds From Insurance Claims				\$1,575,600	\$1,593,504	\$514,125	\$1,593,504	\$0

Projects Funded By Grant Revenues

<u>Parson Center -- Architect And Engineering Design</u> Fund Number: U40825 Projected Completion Date: January 2008 Status: Design work is in progress. CM cost estimates are in progress. Site plan revisions in progress to be submitted for approval.		NO		\$80,385	\$80,385	\$20,126	\$80,385	\$0
Total Projects Funded By Grant Revenues				\$80,385	\$80,385	\$20,126	\$80,385	\$0

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Projects In Progress (Greater Than Or Equal To \$50,000)

Projects Funded By Multiple Funding Sources

Campus -- Video Surveillance System

Fund Number: U39450

Projected Completion Date: August 2006

Status: Installation of all campus video equipment is complete & operational.  
Dispatch console modernization on hold pending DPS renovation.

Campus -- Emergency Re-Keying Campus Buildings 2006

Fund Number: U40750

Projected Completion Date: September 2007

Status: Re-keying & card access installation for classroom and administrative buildings is complete and in use. Re-keying and card access installation for the residence halls is complete and card system will be implemented in September of 2007.

Budget Revision: Budget adjustment necessary to implement card access at the residence hall buildings.

Total Projects Funded By Multiple Sources

Projects Funded By Capital Improvement Funds

Mark Jefferson -- Renovation Phase I & II

Fund Number: U41450

Projected Completion Date: October 2006

Status: Substantially complete. Close out documents in progress.

Budget Revision: Phase II has been added to include the science facility program statement, which is being completed. Additional scope of work added to include steam station replacement.

Pray-Harold -- Renovation Phase I

Fund Number: U41400

Projected Completion Date: December 2006

Status: Elevator renovation complete. All 4 cars complete. Close out in progress.

Total Projects Funded By Capital Improvement Funds

TOTAL PROJECTS IN PROGRESS

	JCOS Approval Req'd.	Approved	Original Budget	Project Budget	Expenditures To Date	Forecast Of Final Cost	U/(O) Revised Budget
Campus -- Video Surveillance System	NO		\$363,882	\$363,882	\$313,286	\$363,882	\$0
Campus -- Emergency Re-Keying Campus Buildings 2006	NO		\$750,000	\$900,000	\$774,752	\$900,000	\$0
Total Projects Funded By Multiple Sources			\$1,113,882	\$1,263,882	\$1,088,038	\$1,263,882	\$0
Projects Funded By Capital Improvement Funds							
Mark Jefferson -- Renovation Phase I & II	NO		\$617,000	\$888,350	\$835,306	\$888,350	\$0
Pray-Harold -- Renovation Phase I	NO		\$770,000	\$770,000	\$716,852	\$770,000	\$0
Total Projects Funded By Capital Improvement Funds			\$1,387,000	\$1,658,350	\$1,552,158	\$1,658,350	\$0
<u>TOTAL PROJECTS IN PROGRESS</u>			\$63,836,503	\$64,564,004	\$49,415,179	\$64,564,004	\$0

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Notes:

1. Revised Project Budget equals the Original Budget plus all approved changes to the Budget.
2. Projects are added to the report when a funding source has been identified and a plant fund account authorized for the project.
3. The project status will be reported as "Completed" when the "actual expenditures to date" equals the "forecast". TMA work order system ties to Banner, and no additional expenditures or work is anticipated on the project.
4. A project whose status has been reported as complete to the Board, will be removed from the report for the next Board meeting.
5. Projected Completion Date - is the date that all parties involved sign the punch list.