

Macklin Tower Alterations -- No. 036603

Category
Subcategory
Administering Agency
Planning Area

**Montgomery College
Higher Education
Montgomery College
Rockville**

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

**May 17, 2012
No
None.
Under Construction**

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	1,681	670	321	690	150	270	270	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	8,923	4,321	692	3,910	850	1,530	1,530	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	10,604	4,991	1,013	4,600	1,000	1,800	1,800	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	10,604	4,991	1,013	4,600	1,000	1,800	1,800	0	0	0	0
Total	10,604	4,991	1,013	4,600	1,000	1,800	1,800	0	0	0	0

DESCRIPTION

This project provides funding for major building infrastructure improvements to Macklin Tower including replacement of major mechanical, electrical, and plumbing systems and equipment; upgrade/replacement of life safety systems (fire alarm, emergency generator and sprinkler systems); upgrade/replacement of building elevators; and building access upgrades. The College completed a facilities condition assessment of the building in August 2002 that evaluated all building systems and related equipment and identified major repair and/or replacement requirements.

ESTIMATED SCHEDULE

Project construction is scheduled to be completed in the Fall of 2015.

JUSTIFICATION

Macklin Tower was constructed in 1971 and this thirty-year old facility is experiencing a progressive deterioration of building systems and major pieces of building equipment. It has now reached the point that addressing the problem of a deteriorating building infrastructure is beyond the scope of a maintenance effort and that building repairs are no longer adequate or cost effective. Key components of the HVAC, mechanical and electrical systems are outdated, energy inefficient, and costly to continue to repair. The refurbishment and/or replacement of major building systems and related equipment will significantly extend the useful life of the building and correct safety and environmental problems. This project is coordinated with the College's FY02 supplemental appropriation request to the PLAR project (CIP #926659) to correct significant water and air infiltration problems with a failing exterior curtain wall framing system and a deteriorating sealant used on all of the building's windows. The College completed a building condition assessment in 2002 that provides a detailed evaluation of building deficiencies and initial cost estimates for major repairs, equipment replacements, and related improvements.

Schematic Design for Curtain Wall Remediation - Macklin Tower (5/25/01) and Curtain Wall and Building Envelope Investigation - Macklin Tower (3/16/01).
Collegewide Facilities Condition Assessment (11/07) and Collegewide Facilities Master Plan Update (9/10).

OTHER

The following fund transfer has been made from this project: \$400,000 to the Takoma Park Campus Expansion Project (# 996662) (BOT Resol. # 07-01-005, 01/16/07).

Funding Source: \$10,604,000 (G.O.Bonds).

Note: The Library Renovation and Other (Furniture, Fixtures, and Equipment) costs are currently estimated at \$4.5 million, and \$500,000 respectively pending final design. These costs are not shown in the expenditure schedule.

FISCAL NOTE

In December 2001, the County Council approved an FY02 supplemental capital budget appropriation of \$2,075,000 to the PLAR project (CIP #926659) to replace the building's exterior curtain wall to correct problems associated with a failing exterior curtain wall framing system and a deteriorating window sealant. The exterior curtain wall replacement was completed in spring 2003. An engineering evaluation of the building's fire alarm system and emergency generator was completed in August 2002 and a design/build replacement of this system and equipment was completed in summer 2003 for the tower. Mechanical and electrical equipment upgrades of floors 2-6 in the tower have been completed (2004/2005). The current focus is mechanical, electrical and plumbing upgrades for the ground floor, and FY09 and beyond will focus on the 3-story Library wing of the building.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY03	(\$000)
First Cost Estimate		
Current Scope	FY09	15,604
Last FY's Cost Estimate		10,604
Appropriation Request	FY13	0
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		10,604
Expenditures / Encumbrances		5,177
Unencumbered Balance		5,427
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Energy Conservation: College (CIP No. 816611)
Planned Lifecycle Asset Replacement:
College (CIP No. 926659)
Roof Replacement: College (CIP No. 876664)

