Macklin Tower Alterations -- No. 036603

Category	**Montgomery College**	Date Last Modified	**November 11, 2005**
Agency	**Montgomery College**	Previous PDF Page Number	**20-13 (05 App)**
Planning Area	**Rockville**	Required Adequate Public Facility	**NO**
Relocation Impact	**None.**		

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY05	Est. FY06	Total 6 Years	FY07	FY08	FY09	FY10	FY11	FY12	Beyond 6 Years
Planning, Design and Supervision	1,167	155	311	701	542	109	50	0	0	0	0
Land											
Site Improvements and Utilities											
Construction	9,711	1,723	1,191	6,797	1,619	2,798	2,380	0	0	0	0
Other											
Total	10,878	1,878	1,502	7,498	2,161	2,907	2,430	0	0	0	0

FUNDING SCHEDULE ($000)

G.O. Bonds	10,878	1,878	1,502	7,498	2,161	2,907	2,430	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT ($000)

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.

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 Key components of the HVAC, mechanical and electrical systems are outdated, energy inefficient, and costly to continue to repair.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.

Plans and Studies

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 (8/02) and Collegewide Facilities Master Plan (1/04).

Cost Change

The updated cost estimate (9/05) reflects a 4% increase for inflation and approximately $500,000 to cover program modifications for the renovation of the library.

STATUS

Design/construction phase. 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 FY07 and beyond will focus on the 3-story Library wing of the building.

OTHER

FY2007 Appropriation: $2,161,000 (G.O.Bonds).

APPROPRIATION AND EXPENDITURE DATA

		($000)
Date First Appropriation	FY03	
Initial Cost Estimate		1,300
First Cost Estimate Current Scope	FY03	9,740
Last FY's Cost Estimate		10,078
Present Cost Estimate		10,878
Appropriation Request	FY07	2,161
Appropriation Req. Est.	FY08	2,907
Supplemental Appropriation Request	FY06	0
Transfer		0
Cumulative Appropriation		3,380
Expenditures/ Encumbrances		3,173
Unencumbered Balance		207
Partial Closeout Thru	FY04	0
New Partial Closeout	FY05	0
Total Partial Closeout		0

COORDINATION

Roof Replacement: College (CIP#876664)
PLAR: College (CIP#926659)
Energy Conservation: College (CIP#816611)

MAP