Macklin Tower Alterations -- No. 036603

Category	**Montgomery College**	Date Last Modified	**May 13, 2002**
Agency	**Montgomery College**	Previous PDF Page Number	**NONE**
Planning Area	**Rockville**	Required Adequate Public Facility	**NO**
Relocation Impact	**None.**		

EXPENDITURE SCHEDULE ($000)

Cost Element	Total	Thru FY01	Estimate FY02	Total 6 Years	FY03	FY04	FY05	FY06	FY07	FY08	Beyond 6 Years
Planning, Design and Supervision	100	0	0	100	50	50	0	0	0	0	0
Land											
Site Improvements and Utilities											
Construction	1,200	0	0	1,200	600	600	0	0	0	0	0
Other											
Total	1,300	0	0	1,300	650	650	0	0	0	0	0

FUNDING SCHEDULE ($000)

G.O. Bonds	1,300	0	0	1,300	650	650	0	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; upgrade/replacement of building elevators; and building access upgrades. The College will complete a facilities condition assessment of the building in early 2002 that will evaluate all building systems and major building equipment and make recommendations as to use and/or replacement. Key components of the HVAC, mechanical and electrical systems are outdated, energy inefficient, and costly to continue to repair. The renovation and/or replacement of major building systems and building 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.

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 Key components of the HVAC, mechanical and electrical systems are outdated, energy inefficient, and costly to continue to repair.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 renovation and/or replacement of major building systems and building equipment will significantly extend the useful life of the building and correct safety and environmental problems. The College is currently preparing an updated Facilities Condition Assessment that will include a detailed evaluation of this building.

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 (Pending - Summer 2002) and Collegewide Facilities Master Plan (Pending - Fall 2002).

STATUS

Planning 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.

OTHER

FY2003 Appropriation: $650,000 (G.O.Bonds).

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	($000)
Initial Cost Estimate		1,300
First Cost Estimate Current Scope	FY03	1,300
Last FY's Cost Estimate		0
Present Cost Estimate		1,300
Appropriation Request	FY03	650
Appropriation Req. Est.	FY04	650
Supplemental Approp. Req.	FY02	0
Transfer		0
Cumulative Appropriation		0
Expenditures/ Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY00	0
New Partial Closeout	FY01	0
Total Partial Closeout		0

COORDINATION

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

MAP