



## Legislation Text

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File #: 2022-097, Version: 1

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### **Contract No. 2101879**

### **Renovation of the Fourth Floor at the Water Resource Recovery Facility (WRRF) - New Administration Building (NAB)**

**Vendor: Allied Building Services Company of Detroit**

Agenda of: March 23, 2022

Item No.: **2022-097**

Amount: \$3,174,502.81

**TO:** The Honorable  
Board of Directors  
Great Lakes Water Authority

**FROM:** Suzanne R. Coffey, P.E.  
Interim Chief Executive Officer  
Great Lakes Water Authority

**DATE:** March 2, 2022

**RE:** **Contract No. 2101879**  
**Renovation of the Fourth Floor at the Water Resource Recovery Facility (WRRF) - New Administration Building (NAB)**  
**Vendor: Allied Building Services Company of Detroit**

### **MOTION**

Upon recommendation of Navid Mehram, Chief Operating Officer - Wastewater Operating Services, the Board of Directors (Board) of the Great Lakes Water Authority (GLWA), authorizes the Interim Chief Executive Officer (ICEO) to **enter into Contract No. 2101879, "Renovation of the Fourth Floor at the Water Resource Recovery Facility (WRRF) - New Administration Building (NAB)" with Allied Building Services Company of Detroit, at a cost not to exceed \$3,174,502.81 for a duration of Eighteen (18) Months;** and authorizes the ICEO to take such other action as may be necessary to accomplish the intent of this vote.

## **BACKGROUND**

The New Administration Building is part of the overall Administration building Complex at the Water Resource Recovery Facility (WRRF) consisting of several buildings that were designed and constructed at different times over many years. The administration building complex is comprised of three major buildings including the Ragland building (two stories), old administration building (one-story building), and new administration building (four-story building) totaling to 172,525 Sq. Ft.

The administrative complex includes the lunchroom; relocated industrial waste control, consolidation of wastewater laboratory, wastewater administration, engineering, document control & storage, logistics and material, locker rooms, process control, and more.

The 2020 Wastewater Master Plan Technical Memorandum 9 - WRRF Building Space and Site Evaluation developed a road map for the wastewater administration building complex to yield several benefits including increased efficiencies and space utilizations in the complex; consolidating operations workflows and optimizing the use of existing space; standardization of office and workstations sizes and configurations; eliminate physical or perceived “barriers” between service units while offering opportunities for team members to associate with other team members; thus, promoting collaboration, understanding, and teamwork. GLWA recently completed the renovation of the second floor of the New Administration Building to allow the consolidation and relocation of the relocation of wastewater laboratory from the Michigan Center for High Technology (MCHT) to the WRRF.

## **JUSTIFICATION**

The area proposed under this project is part of the overall Administration Complex that was constructed in 1997. The fourth-floor administration area is significantly dated with 25-year-old furniture, fixtures, and floor/furniture layouts that aren't relevant to modern office layouts aimed at team collaboration and overall operational functions. Furthermore, operations, and maintenance staff have experienced significant issues with major components of the infrastructure including all plumbing drain lines, damaged windowsills around the perimeter offices, heating ventilation and air conditioning system, and other mechanical components of the building.

The renovation of the 4th Floor New Administration Building includes approximately 15,980 sq. ft. The renovation includes rehabilitation of two restrooms, compliance with current building codes, creating a designated lunchroom space, reconfiguration of 16 offices and 26 cubicles with space to expand to 40 cubicles. This project will consolidate the Engineering Design Group, CSO Facility Group, Construction Engineering Group, and Local Asset Management Group in one location, encouraging cooperation and collaboration of these teams as we work to execute 350 million dollars in capital projects as well as many millions in O&M and Capital Outlay funded improvements to wastewater facilities. The new floor layout will secure the fourth floor for employees by requiring badge access to all employee areas, enhancing the security and integrity of our GLWA team

members. The renovation will also result in an office layout concept that improves natural lighting throughout and gives all members of our staff view-out windows which will improve employee productivity and satisfaction. The consolidation of teams to one floor also maximizes the use of the fourth floor, improves workspace and functional workflow for efficiency as described and planned for in the 2020 Wastewater Master Plan (WWMP) Technical Memorandum 9. Lastly, this consolidation of teams to the fourth floor will also free up other spaces in the building which can be utilized for other purposes as planned for in the WWMP.

The unit costs associated with this renovation (\$193/sq ft) were compared against expected renovation costs of an office building floor and are found to be aligned with typical pricing in the market for carrying out similar renovation activities.

### **FINANCIAL PLAN IMPACT**

**Summary:** Sufficient funds are provided in the financial plan for this project.

**Funding Source:** Sewer Construction Fund

**Cost Center:** Wastewater

**Expense Type:** Construction (5421-892211.000-616900-260902)

**Estimated Cost by Year and Related Estimating Variance:** See table below.

Fiscal Year

FY 2023 Plan	\$2,658,000.00
Financial Plan Estimate	2,658,000.00
Proposed Contract Award	<u>\$3,174,502.81</u>
Estimating Variance	(-\$516,502.81)

The amounts above are per Draft 2 of the FY2023-2027 CIP Plan. A budget amendment will be prepared to adjust the Capital Reserves to allow for alignment of planned spending.

### **COMMITTEE REVIEW**

This item is being presented directly to the full Board of Directors.

### **SHARED SERVICES IMPACT**

This item does not impact the shared services agreement between GLWA and DWSD.

