


**MICHIGAN STATE**  
**UNIVERSITY**

February 3, 2010

**MEMORANDUM**

**To:** Trustee Finance Committee

**From:** Fred L. Poston 

**Subject: Bid and Contract Award (budget adjustment)**  
Brody Complex – Water and Communication Improvements

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to award a contract in the amount of \$711,000 to Granger Construction Company and that the budget be increased from \$1,624,000 to \$1,690,000 for the project entitled Brody Complex – Water and Communication Improvements.

**BACKGROUND**

**Description of the Project:**

Brody Complex is located on Harrison Road, south of Michigan Avenue, in the residential district. This project is comprised of components from the Brody Complex – Master Plan and the Brody Complex – Steam & Communications Master Plan. The project will install new water main services to accommodate the fire protection sprinkling systems of Brody Complex and will connect Brody Complex and the Kellogg Center to East Lansing's water main service for softened water. The new water main will begin west of Brody Hall (where Brody Complex – Steam and Communication Master Plan – Phase 1 stopped) and continue counterclockwise, around the perimeter of Brody Complex, up to Michigan Avenue, where a new connection will convert Brody Complex and the Kellogg Center to East Lansing's Public Works Water Distribution System. The project will add a communication duct bank under Harrison Road.

**Bid List:**

The following bids were received:

**BIDDERS**

Granger Construction Company  
Moore Trosper Construction Company  
Irish Construction Company  
TCI Inc. of Michigan  
Kares Construction Company, Inc.  
Clark Construction Company  
Commercial Contracting Corporation  
Woodhull Construction Company, Inc.

**BID**

\$711,000  
712,400  
773,860  
779,400  
814,800  
835,300  
894,000  
989,900



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**Project Cost:**

In December 2009, the Board of Trustees authorized a budget of \$1,624,000 for this project. Bids were higher than expected; therefore the budget has been increased to \$1,690,000 and will be funded by the general fund – Just-In-Time and tax-exempt financings with debt repayment from the auxiliary fund – residential and hospitality services.

cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe,  
J. Mumma, R. Nestle, D. Quinney, L. Adams, J. Bonk, V. Gore, R. Patterson


CP07082

# Background Information

# MICHIGAN STATE UNIVERSITY

June 4, 2008

## MEMORANDUM

**To:** Trustee Finance Committee  
**From:** Fred L. Poston   
**Subject:** **Authorization to Plan**  
Brody Complex - Steam & Communications Master Plan



### RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends to the Board of Trustees that it authorize the administration to plan for the project entitled Brody Complex - Steam & Communications Master Plan.

### BACKGROUND

#### **Program Need:**

The direct buried steam and condensate lines installed in 1953 are deteriorating and in need of replacement. The communication ductbank in this area is full and cannot accommodate future needs. Additionally the installation of a new communication ductbank allows for the removal of the communication cables from the steam tunnel where they are highly susceptible to damage.

#### **General Description of the Project:**

This project is anticipated to replace the deteriorating direct buried steam and condensate return lines to increase reliability to the region and to install a new communication ductline for additional capacity. Because Brody Complex is located in a flood plain, it is anticipated that the lines will be direct buried instead of utilizing MSU's standard tunnel and vault system. The work will likely be carried out in phases to minimize disruption to the residence halls.

The project site is located along north Harrison Road between Brody Hall Complex and the Kellogg Center in the Residential District. The location of this project is consistent with the Campus Master Plan and Planning Principles.

During planning, the factors relevant to a possible project labor agreement (PLA) requirement for this project will be assessed. If a PLA would be beneficial, a report of the benefits of requiring a PLA for the project will be provided to the Board when authorization to proceed is requested.

#### **Communication Plan:**

During the planning phase, faculty and staff who work in this area, students who live in Brody Hall, the Resource Center with Persons with Disabilities and Kellogg Center employees will be given an opportunity to provide feedback on the project as it is being designed. The planning process will include multiple feedback opportunities. Input from the project planning team will also be solicited during the design phase.



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**Preliminary Project Cost Information:**

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$12,000,000. This estimate may change as planning progresses and the project scope is defined.

The source of funds for the project is expected to be General Fund – Just-In-Time.


cc: D. Brower, R. Flirin, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe, J. Mumma,  
R. Nestle, D. Quinney, V. Gore, S. Margraves

CP07074

**MICHIGAN STATE  
UNIVERSITY**

October 15, 2008

**MEMORANDUM**

**To:** Trustee Finance Committee  
**From:** Fred L. Poston   
**Subject:** **Authorization to Plan**  
Brody Complex - Master Plan



**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends to the Board of Trustees that it authorize the administration to plan for the project entitled Brody Complex - Master Plan.

**BACKGROUND**

**Program Need:**

Brody Complex is a residential complex and has historically housed nearly 25% of all MSU incoming freshmen for over 50 years. Comprised of six residential units and a central student and dining services building, the complex was constructed between 1952-56 and has over 770,000 square feet of space. Buildings in the complex are in need of renewal to major life safety, mechanical, and electrical systems and do not meet contemporary expectations for sustainability and accessibility. In addition, the Housing and Food Services strategic planning goals need to be incorporated into the project.

**General Description of the Project:**

The Brody Complex - Master Plan project is being designed to allow for optimal planning for the complex which consists of a central student building and six residence halls, particularly for mechanical, electrical, and plumbing coordination, site planning and Just-In-Time coordination, including water and electrical utilities distribution. As planning is further developed, it is expected that each phase of the master plan would be brought to the Board individually for further approval. It is anticipated that the master plan overall will take approximately 10-12 years to complete.

Brody Complex is located on Harrison Road, in the Residential District. The location of this project is consistent with the Campus Master Plan and Planning Principles.

**Communication Plan:**

During the planning phase, the campus community and the Resource Center for Persons with Disabilities will be given an opportunity to provide feedback on the project as it is being designed. The planning process will include multiple feedback opportunities. Input from the project planning team will also be solicited during the design phase.

**Preliminary Project Cost Information:**

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate for Bailey, Armstrong, Bryan, Rather, and Butterfield Halls is \$120 million. The preliminary project cost estimate for water and electrical utility

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distribution is \$7 million. These estimates may change as planning progresses and the project scope is defined.

The source of funds for this project is expected to be from a combination of current HFS funds, tax-exempt financings with debt repayment from the Auxiliary Activity – Housing and Food Services, and the General Fund – Just-In-Time.

cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe, J. Mumma,  
R. Nestle, D. Quinney, V. Gore, S. Margraves, N. Carter

CP08307

MICHIGAN STATE  
UNIVERSITY

December 2, 2009

**MEMORANDUM**



**To:** Trustee Finance Committee  
**From:** Fred L. Poston *F.L.P.*  
**Subject:** **Project Approval – Authorization to Proceed**  
Brody Complex – Water and Communication Improvements

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Brody Complex – Water and Communications Improvements and to approve a budget of \$1,624,000.

**BACKGROUND**

**Program Need:**

Brody Complex was constructed between 1952-56 and has over 770,000 square feet of space. The utility systems in the complex need to be replaced or upgraded. The communication duct bank in this area is full and cannot accommodate future needs. The installation of a new communication duct bank will not only increase capacity, but allow for the removal of the communication cables from the steam tunnel, where they are highly susceptible to damage. Water quality is an issue for both the Brody Complex and the Kellogg Center, and water capacity should be increased for firefighting capacity.



**Description of the Project:**

The Brody Complex is located on Harrison Road, south of Michigan Avenue in the Residential District. This project is comprised of components from the Brody Complex – Master Plan and the Brody Complex – Steam & Communications Master Plan. The project will install new water main services to accommodate the fire protection sprinkling systems of the Brody Complex and will connect the Brody Complex and Kellogg Center to East Lansing water main service for softened water. The new water main will begin west of Brody Hall (where Brody Complex – Steam and Communication Master Plan - Phase 1 stopped) and continue counterclockwise around the perimeter of Brody Complex up to Michigan Avenue, where a new connection will convert the Brody Complex and Kellogg Center to East Lansing Public Works Water Distribution System. The project will add a communication duct bank under Harrison Road.

The Architect/Engineer is Fishbeck, Thompson, Carr, & Huber Inc.

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In accordance with the Michigan State University Responsible Contractor Policy and the Amendment to Brody Complex Resolutions approved by the Board of Trustees on October 30, 2009, and for the reasons set forth in that Amendment, the Vice President for Finance and Operations has determined that a project labor agreement will be required for this project.

**Communication Feedback:**

The campus community was given opportunities to provide feedback during the planning phase; concerns have been addressed in the project design.

The Office of Campus Planning and Administration has reviewed this project and found it to be consistent with the Campus Master Plan and Planning Principles. The Campus Infrastructure Planning Work Group also supports the recommendation to proceed with the project.

As construction proceeds, the schedule and phasing will be reviewed with the campus community.

**Project Cost and Timetable:**

The budget for this Design-Bid-Build project is \$1,624,000, which is being funded by the General Fund – Just-in-Time and tax-exempt financing with debt repayment from the Residential and Hospitality Services.

Construction is planned to begin in February 2010 and will be substantially complete in August 2010, with final completion by October 2011.

cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe,  
J. Mumma, R. Nestle, D. Quinney

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