


MICHIGAN STATE
UNIVERSITY

February 3, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Bid and Contract Award** (*budget reduction and scope adjustment*)
Emmons Hall – Renovations

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 \$8,682,100 to Clark Construction Company and that the budget be reduced from \$15,500,000 to \$13,800,000, for the project entitled Emmons Hall – Renovations.

BE IT FURTHER RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to amend the project scope to include replacement of the building windows for the project entitled Emmons Hall – Renovations.

BACKGROUND

Description of the Project:

The project will include Just-In-Time needs of the hall such as all major mechanical, electrical and ventilation upgrades and replacement, as well as the addition of life safety systems, ADA code-required modifications, elevator replacement, asbestos abatement, lighting upgrades, flooring and ceiling replacement, roofing and exterior repair, reception desk modifications, furnishings, and other related improvements. Community bathrooms will be reconfigured and existing plumbing will be replaced. The entrance of the building will be more defined and contain a canopied entrance, providing a curtain wall on the north lobby/lounge, and student balconies will be removed.

In the fall of 2009, Residential and Hospitality Services (RHS) analyzed the condition of the Brody Complex windows, and found that they will need to be replaced in the next five to ten years. It would be advantageous to replace the windows in Emmons Hall concurrently with the building renovations, minimizing future disruptions. The current bidding climate is extraordinarily favorable. The estimated cost of the window replacement is \$850,000.



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Bid List:

The following bids were received:

<u>BIDDERS</u>	<u>BID</u>
Clark Construction Company	\$8,682,100
Granger Construction Company	9,094,000
Kares Construction Company, Inc.	9,185,000
Triangle Associates, Inc.	9,279,209
Rockford Construction	9,322,000
The Christman Company	9,328,500
Walbridge Aldinger Company	9,586,500

Project Cost:

In June 2009, the Board of Trustees authorized a budget of \$15,500,000 for this project. Due to favorable bidding conditions, the project budget will be reduced to \$13,800,000.

The source of funds for this project is expected to be from tax-exempt financings with debt repayment from the auxiliary activities fund – RHS.

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, J. Emery, V. Gore

Background Information

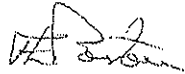
MICHIGAN STATE
UNIVERSITY

June 6, 2007

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston



Subject: **Authorization to Plan**
Emmons Hall - Renovations

APPROVED
JUN 15 2007
Board of Trustees
Michigan State University
V.P. Finance and Operations

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 Emmons Hall - Renovations.

BACKGROUND

Program Need:

The Division of Housing and Food Services has identified Emmons Hall, constructed in 1955, as the next residence hall in a series of six halls in the Brody complex requiring major renovation.

General Description of the Project:

Planning will include a review of a variety of student room and bathroom configurations and accompanying furnishings. The project also includes addressing the Just-In-Time needs of the hall such as major mechanical, electrical and ventilation upgrades and JIT needs related to the exterior repair of the building and building envelope. In addition, life safety systems and ADA code requirement improvements will be included as well as refuse and recycling areas. The major renovation will also include the installation of a freight elevator, asbestos abatement, lighting upgrades, and other related renovation improvements.

Emmons Hall is located on the west side of Harrison Road in the southeast corner of the Brody Complex, in the Residential District. The location of this project is consistent with the Campus Master Plan.

Communication Plan:

During the planning phase, students, faculty, staff, and other interested parties will be given an opportunity to provide feedback on the project as it is being designed. Input from the project planning team will be solicited during design.

Preliminary Project Cost Information:

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$14,000,000.

The source of funds for this project is expected to be from a tax-exempt bond offering with initial funding and debt repayment from the General Fund.

cc: D. Brower, R. Flinn, J. Kacos, G. Klein, W. Latta, K. Lindahl, M. McCabe, J. Mumma, R. Nestle, D. Quinney, H. M. Rice, S Margraves, N. Carter

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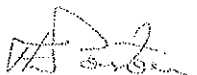
MICHIGAN STATE
UNIVERSITY

June 10, 2009

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston



Subject: Project Approval – Authorization to Proceed
Emmons Hall – Renovations



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Emmons Hall – Renovations and to approve a budget of \$15,500,000.

BACKGROUND

Program Need:

The Division of Housing and Food Services has identified Emmons Hall, constructed in 1955, as the next residence hall in a series of six halls in the Brody complex requiring major renovation.

Description of the Project:

Emmons Hall is located on the west side of Harrison Road in the southeast corner of the Brody Complex in the Residential District. The project will include Just-In-Time needs of the hall such as all major mechanical, electrical and ventilation upgrades and replacement, as well as the addition of life safety systems, ADA code-required modifications, elevator replacement, asbestos abatement, lighting upgrades, flooring and ceiling replacement, roofing and exterior repair, reception desk modifications, furnishings, and other related improvements. Community bathrooms will be reconfigured and existing plumbing will be replaced. The entrance of the building will be more defined and contain a canopied entrance, providing a curtain wall on the north lobby/lounge, and student balconies will be removed.

The Architect/Engineer is Design Plus.

Communication Feedback:

Faculty, staff, and students who work or live in Emmons Hall were given an opportunity to provide feedback during the planning phase; issues raised 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



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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 building occupants and key administrators.

Project Cost and Timetable:

The budget for this Design-Bid-Build project is \$15,500,000. The source of funds for this project is expected to be from tax-exempt financings with debt repayment from Auxiliary Activities Fund – Housing and Food Services.

Construction is planned to begin in May 2010 and will be substantially complete by July 2011, with final completion by July 2012.

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

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