


**MICHIGAN STATE**  
UNIVERSITY

February 3, 2010

**MEMORANDUM**

**To:** Trustee Finance Committee

**From:** Fred L. Poston 

**Subject: Project Approval – Authorization to Proceed**  
Hubbard Hall – Renovations to First-Floor Common Area

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Hubbard Hall – Renovations to First-Floor Common Area, and to approve a budget of \$4,050,000.

**BACKGROUND**

**Program Need:**

Consistent with its strategic plan, Residential and Hospitality Services (RHS) is making consolidated efforts to provide programs designed to enhance academic goals and student development, maximize out-of-classroom experiences, provide access to academic and student support services and resources, and to provide meaningful connections with faculty, staff, and other residents.

**Description of the Project:**

Hubbard Hall is located off of Hagadorn Road and Shaw Lane in the residential district. This project includes revising common spaces (with a focus on first-floor lounges, corridors, and the Sparty's convenience store) to enhance study spaces, project areas, and flexible meeting spaces. The project also includes new paint and carpeting in the student wings and the relocation of two apartments to accommodate health care office space.

The Architect/Engineer is Integrated Design Solutions. The Construction Manager is Triangle Associates, Inc.

**Communication Feedback:**

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



OFFICE OF THE  
**VICE PRESIDENT  
FOR FINANCE  
AND OPERATIONS  
AND TREASURER**

Fred L. Poston  
Vice President

Michigan State University  
412 Administration Building  
East Lansing, MI  
48824-1046

517/355-5014  
FAX: 517/353-6772

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 building occupants and key administrators.

**Project Cost and Timetable:**

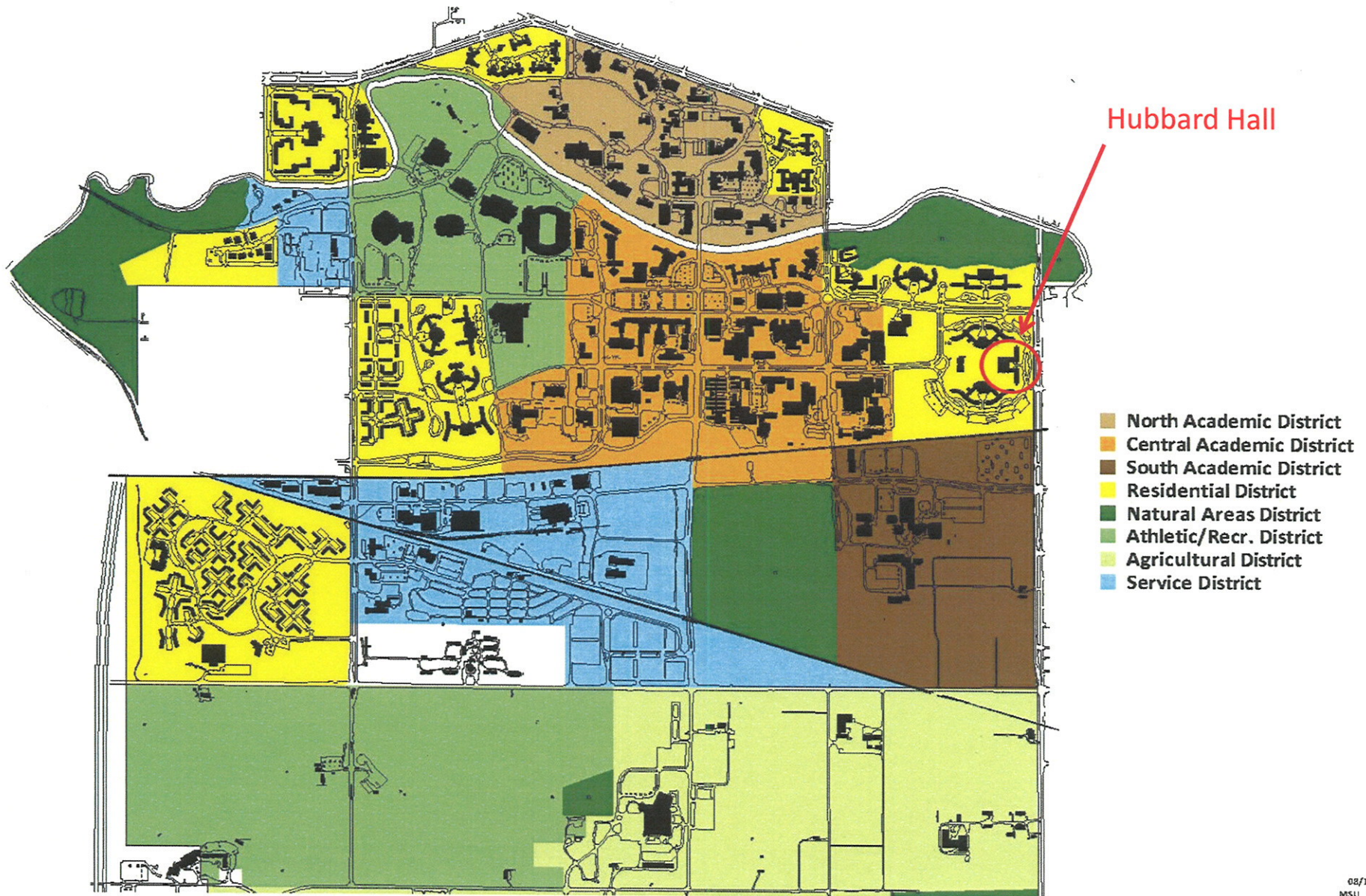
The budget for this Construction Manager project is \$4,050,000, which is being funded by RHS and the general fund.

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

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

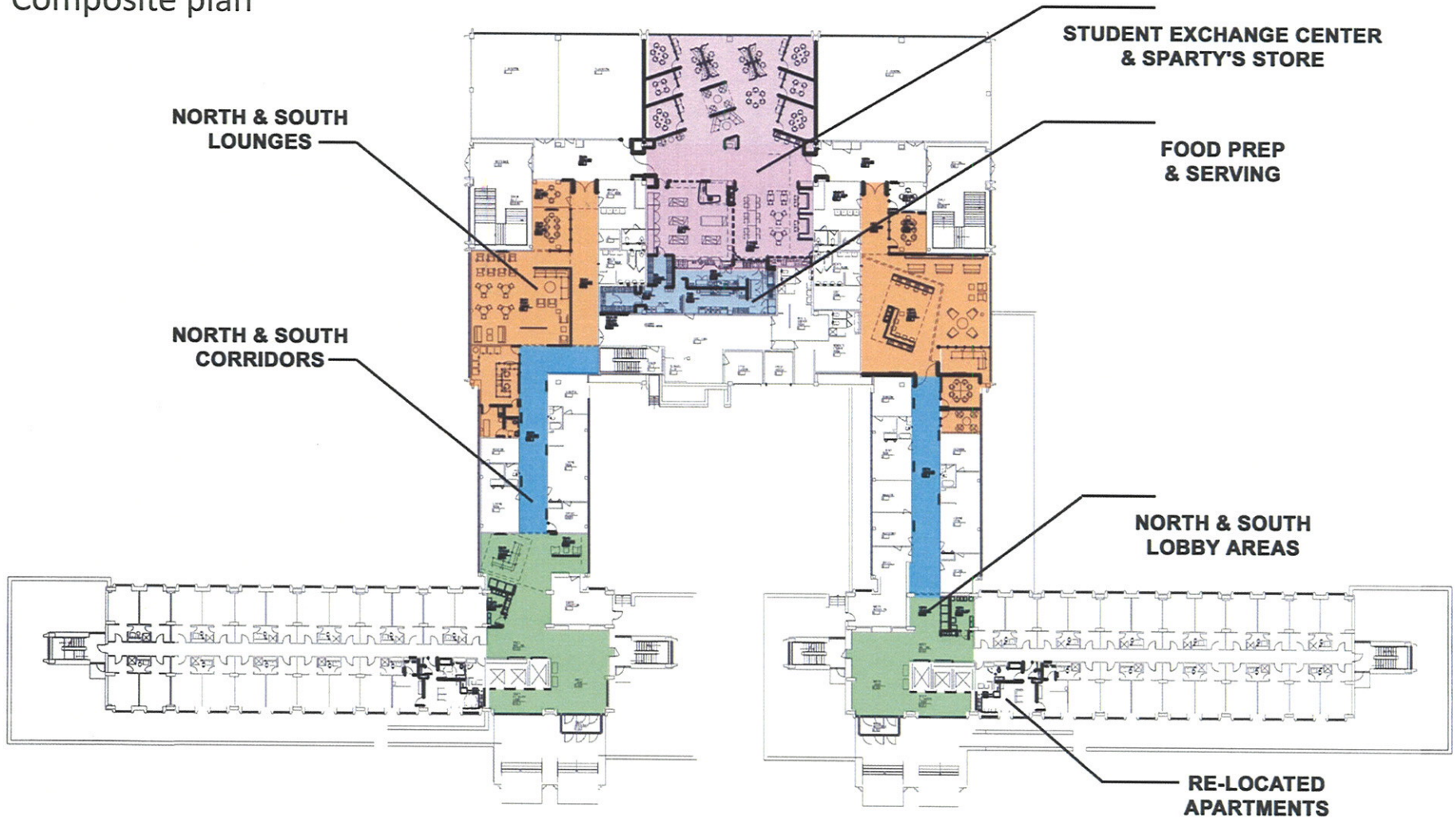
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# Project Approval – Authorization to Proceed Hubbard Hall – Renovations to First-Floor Common Area



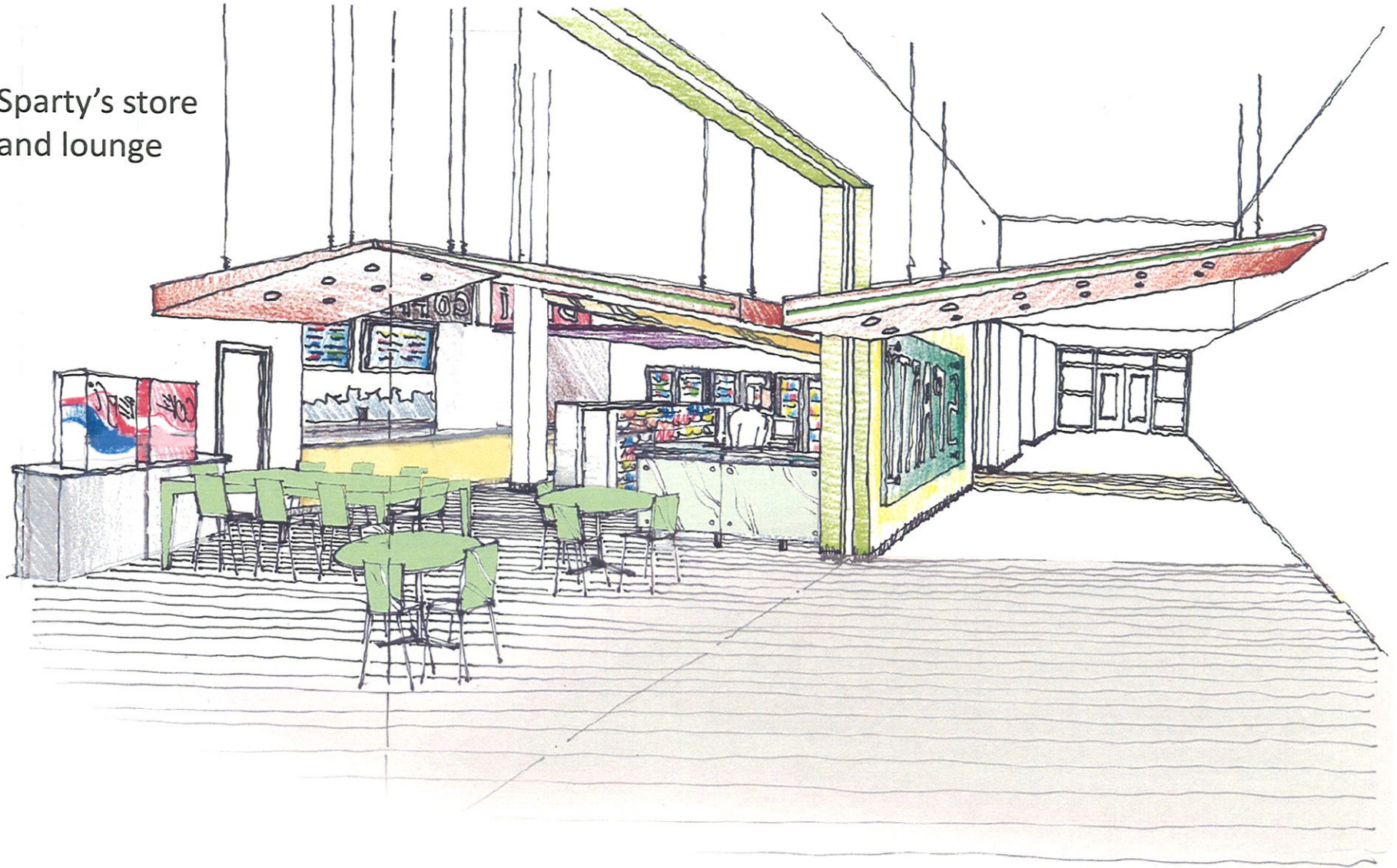
# Project Approval – Authorization to Proceed Hubbard Hall – Renovations to First-Floor Common Area

Composite plan



Project Approval – Authorization to Proceed  
Hubbard Hall – Renovations to First-Floor Common Area

Sparty's store  
and lounge



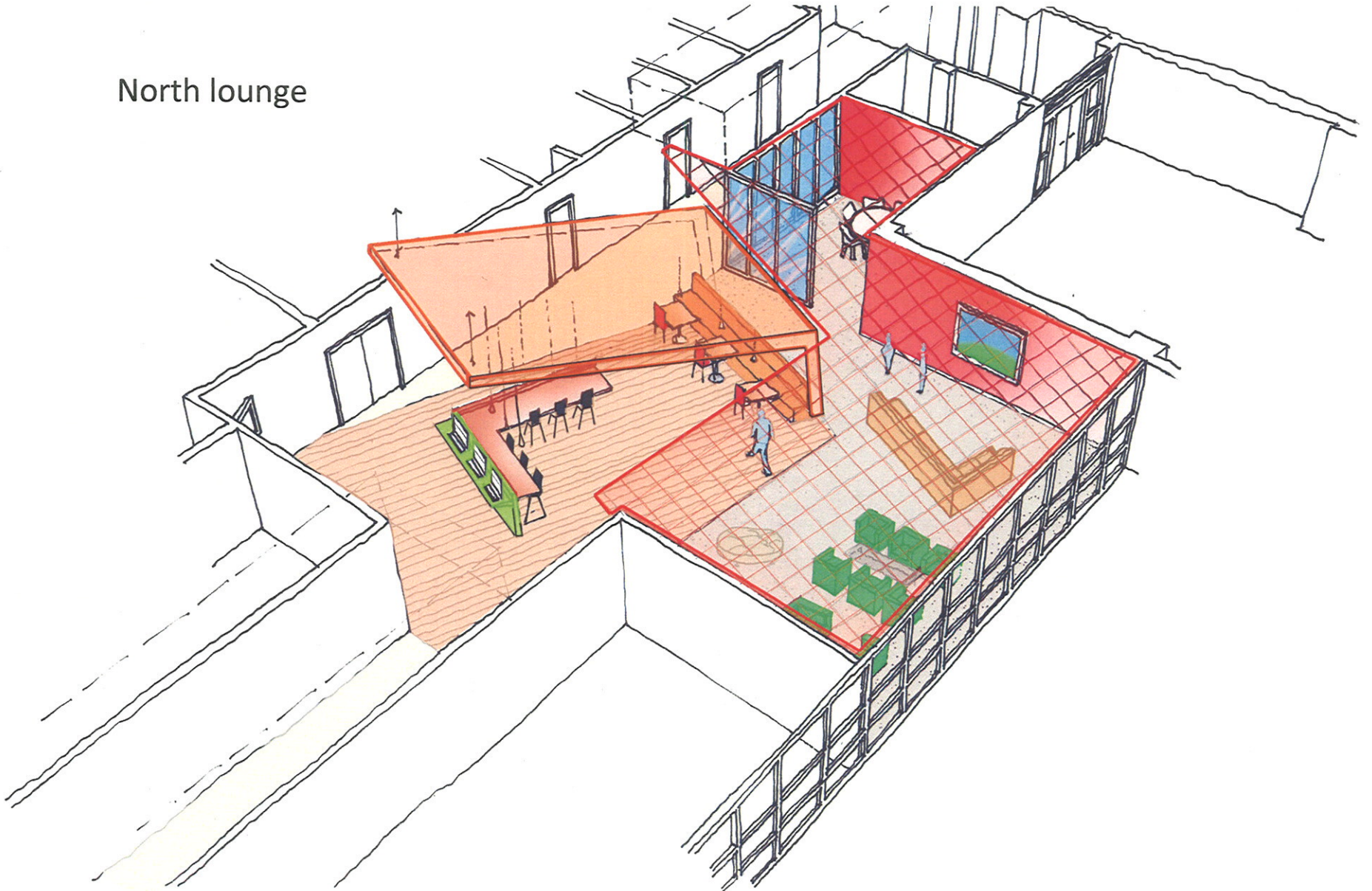
# Project Approval – Authorization to Proceed Hubbard Hall – Renovations to First-Floor Common Area

Work areas, kitchen  
and Sparty's store

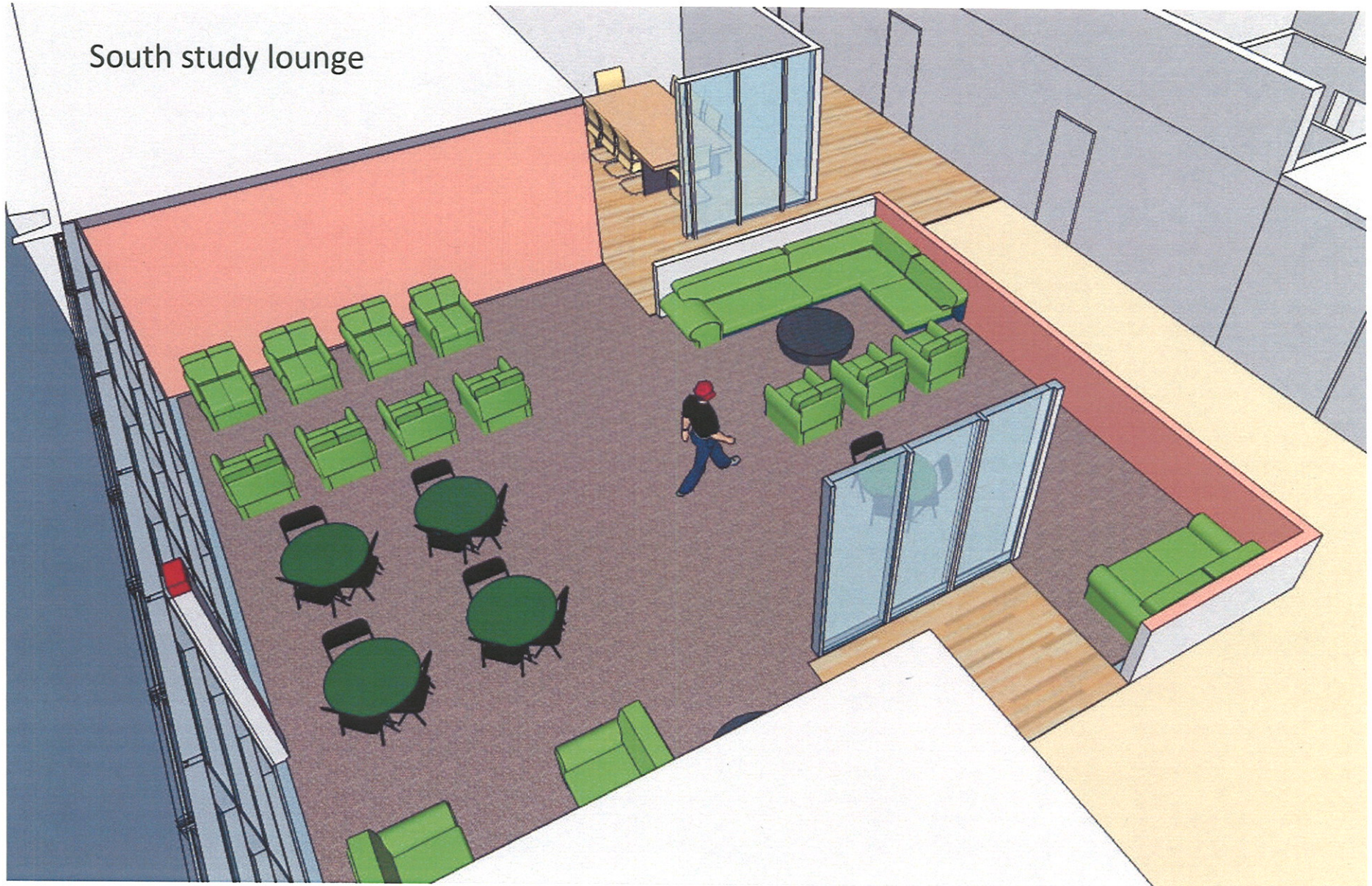


Project Approval – Authorization to Proceed  
Hubbard Hall – Renovations to First-Floor Common Area

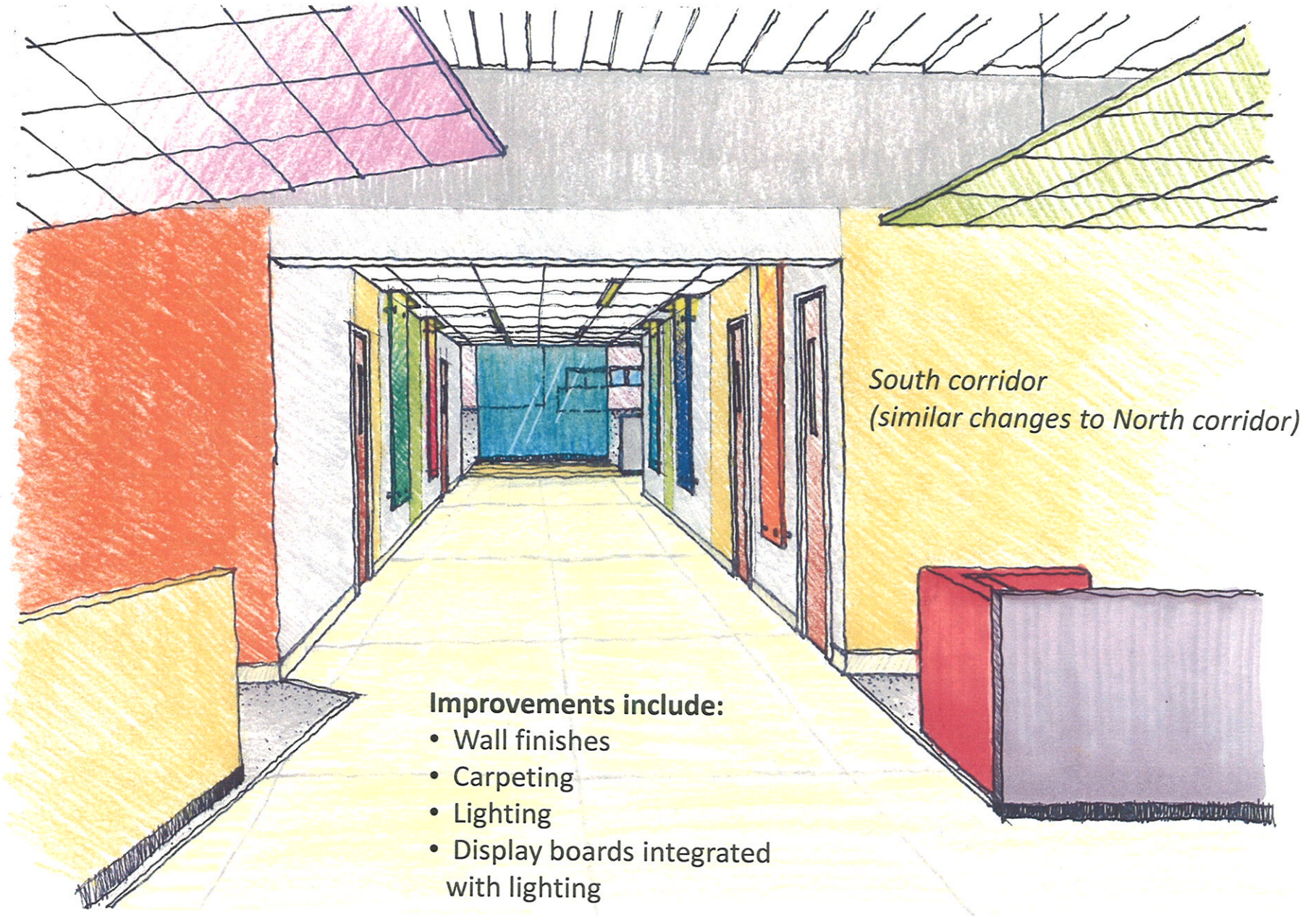
North lounge



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Hubbard Hall – Renovations to First-Floor Common Area



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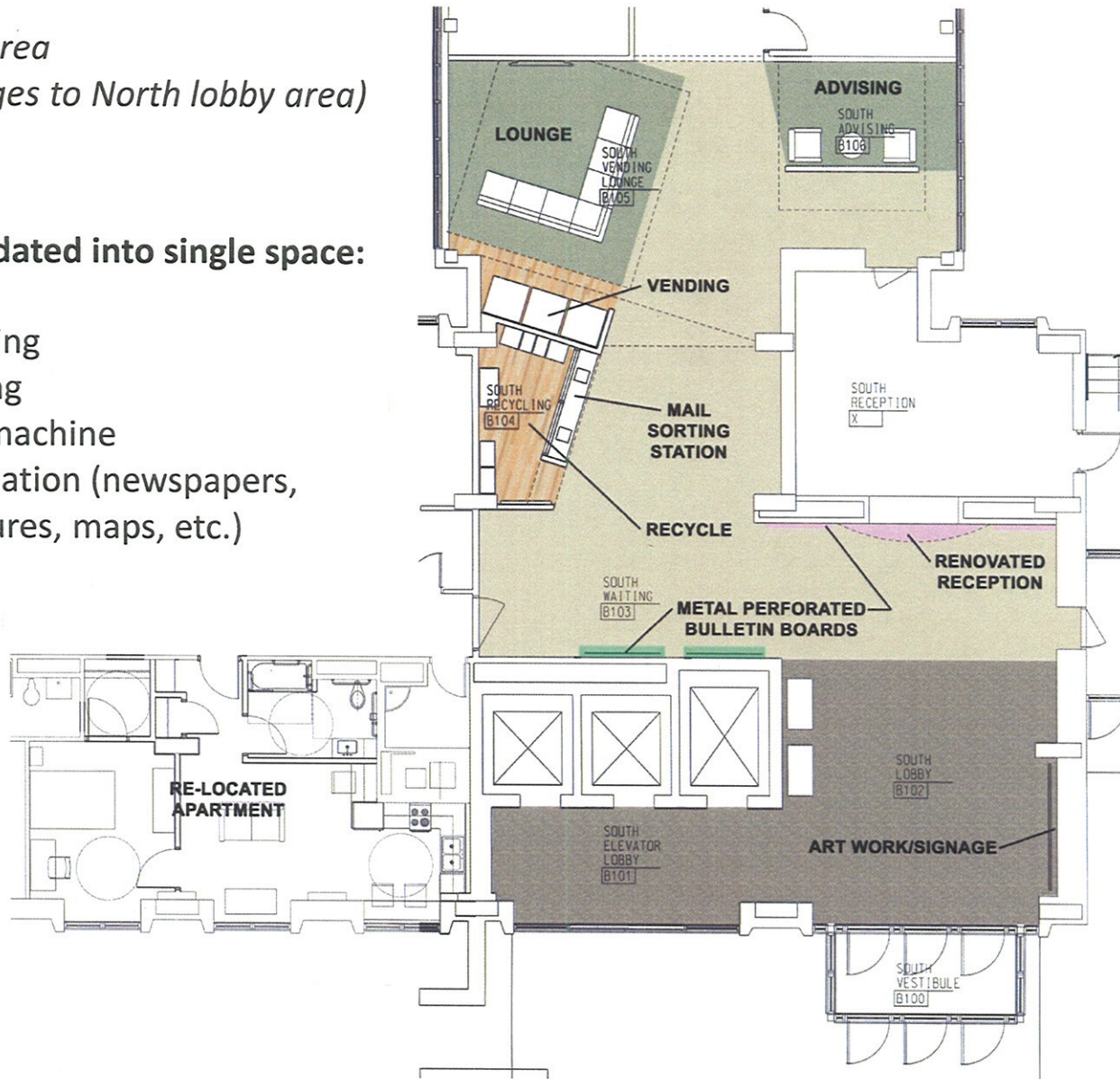


# Project Approval – Authorization to Proceed Hubbard Hall – Renovations to First-Floor Common Area

*South lobby area  
(similar changes to North lobby area)*

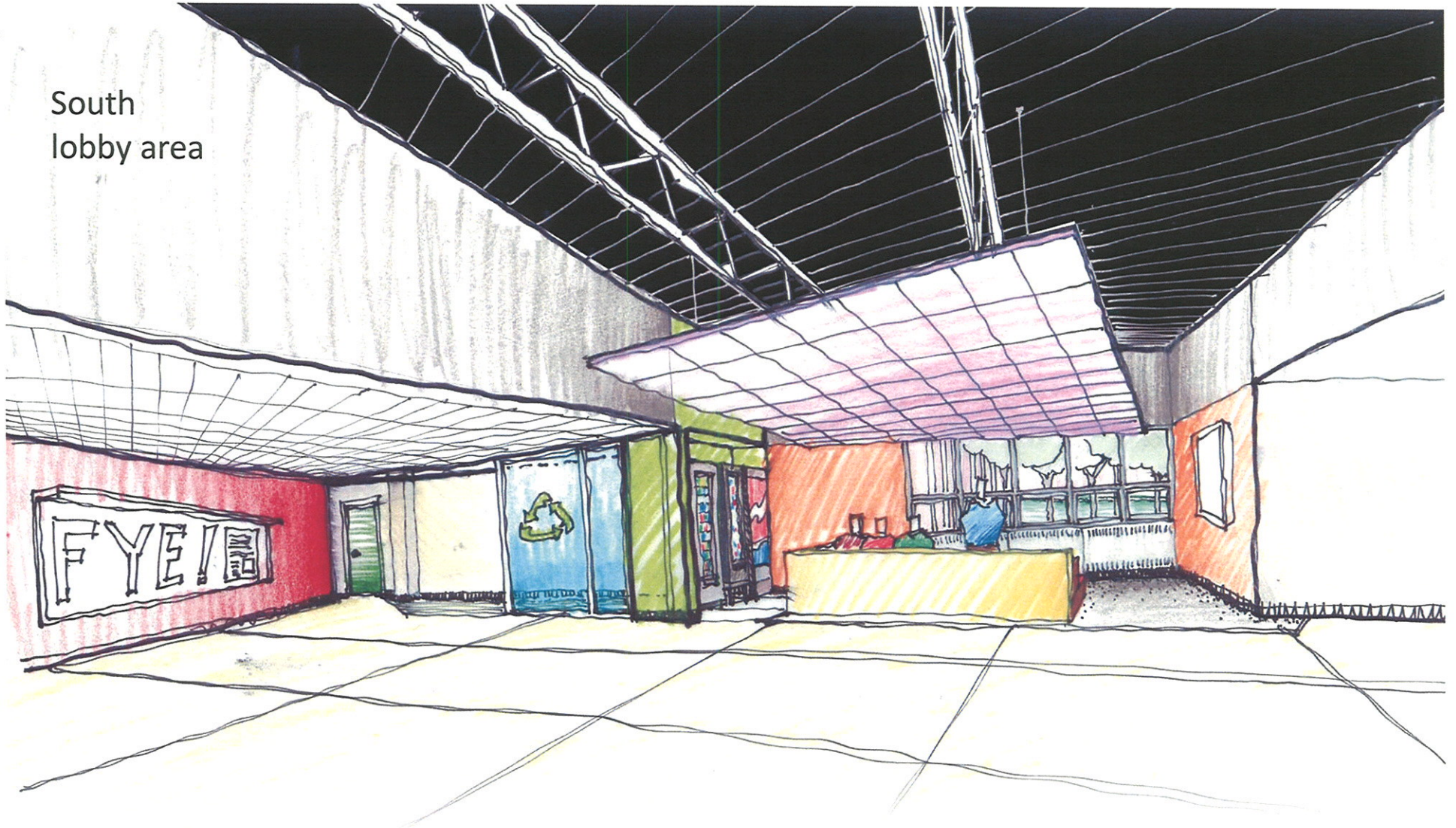
## Consolidated into single space:

- Mail
- Recycling
- Vending
- Copy machine
- Information (newspapers, brochures, maps, etc.)



Project Approval – Authorization to Proceed  
Hubbard Hall – Renovations to First-Floor Common Area

South  
lobby area



# Background Information

MICHIGAN STATE  
UNIVERSITY



October 21, 2009

**MEMORANDUM**

**To:** Trustee Finance Committee  
**From:** Fred L. Poston   
**Subject:** **Authorization to Plan**  
Hubbard Hall – Renovations to First-Floor Common Area

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Hubbard Hall – Renovations to First-Floor Common Area.

**BACKGROUND**

**Program Need:**

Consistent with its strategic plan, Residential and Hospitality Services is making consolidated efforts to provide programs designed to enhance academic goals, student development, maximize out-of-classroom experiences, provide access to academic and student support services and resources, and to provide meaningful connections with faculty, staff, and other residents.

**General Description of the Project:**

The planning of this project is anticipated to include revising common spaces, focusing on first-floor lounges, corridors, and the Sparty's convenience store to enhance study spaces, project areas, and flexible meeting spaces.

Hubbard Hall is located on Hagadorn Road and Shaw Lane in the Residential District. The location of this project is consistent with the Campus Master Plan and Planning Principles.

Based on an assessment of the factors stated in the Project Planning and Approval process concerning project labor agreements, the Vice President for Finance and Operations has determined that a project labor agreement would not have utility for this project.

**Communication Plan:**

During the planning phase, faculty, staff, and students will have opportunities to provide feedback on the project as it is being designed. Input from the project planning team will 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 \$2,600,000. This estimate may change as planning progresses and the project scope is defined.

The source of funds for the project is expected to be Residential and Hospitality Services and the General Fund.

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

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