

MICHIGAN STATE
UNIVERSITY

April 7, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: Bid and Contract Award
Administration Building - Ground Floor Asbestos Abatement

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 \$193,267 to Certified Abatement Services, Inc., a contract in the amount of \$105,385 to WorkSquared, and a contract in the amount of \$58,400 to William Reichenbach Company, for the project entitled Administration Building - Ground Floor Asbestos Abatement.

BACKGROUND

Description of the Project:

This project is anticipated to include asbestos abatement and replacement of the insulation along the ground floor perimeter and the floor tile throughout the ground floor; complete demolition and replacement of the metal pan ceilings and lay-in light fixtures; and new paint and flooring throughout the ground floor.

Administrative Information Services staff will relocate to leased space at the Hannah Tech Center, on Hagadorn Road, during construction. The computer hardware systems located in the space will remain and be protected during construction so that service will be uninterrupted.

Bid List:

The following bids were received for asbestos abatement:

<u>BIDDERS</u>	<u>BID</u>
Certified Abatement Services, Inc.	\$193,267
Asbestos Abatement, Inc.	273,685
HBC Contracting	282,000
MIS Corporation – Michigan	319,771



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 following bids were received for furniture breakdown, installation at the Hannah Tech Center, and moving back to the Administration building at the completion of the project:

<u>BIDDERS</u>	<u>BID</u>
WorkSquared	\$105,385
Kentwood Office Furniture	107,990

The following bids were received for spray-on fire protection:

<u>BIDDERS</u>	<u>BID</u>
William Reichenbach Company	\$58,400

The balance of work will be performed by MSU Shops.

Project Cost:

In February 2010, the Board of Trustees authorized a budget of \$2,000,000 for this project. This project is being funded by the general fund.

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

CP09306

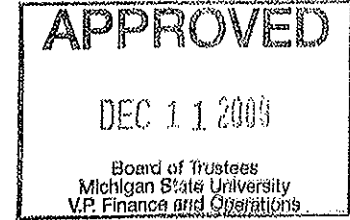
Background Information

MICHIGAN STATE
UNIVERSITY

December 2, 2009

MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston *F.L.P.*
Subject: **Authorization to Plan**
Administration Building -- Ground Floor Asbestos Abatement



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Administration Building -- Ground Floor Asbestos Abatement.

BACKGROUND

Program Need:

The ground floor of the Administration building, built in 1967, is the primary base of operation for Administrative Information Services (AIS), as well as the Records Department and ID Card units of the Registrar's office. As a part of the original construction of the building, asbestos-containing materials were used in insulation placed along the perimeter of the ground floor, within the flooring tile, and on the structural deck located above the ceiling. During inspection by the MSU Office of Environmental Health and Safety, it has been determined that the condition of the insulation is deteriorating and will require abatement.

General Description of the Project:

The planning of this project is anticipated to include abatement and replacement of the insulation along the ground floor perimeter and the floor tile throughout the ground floor; complete demolition and replacement of the ground floor metal pan ceilings and lay-in light fixtures; and new paint and flooring throughout the ground floor.

The planning phase will also include development of a phased staff relocation and construction schedule necessary to complete this project. The computer hardware systems located in the space will remain and be protected during the project.

The Administration building is located on West Circle Drive, between Olds Hall, the Computer Center, and the Red Cedar River, in the North Academic District. The location of this project is consistent with the Campus Master Plan and Planning Principles.



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

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, the campus community 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.

Preliminary Project Cost Information:

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$1,600,000. This estimate may change as planning progresses and the project scope is defined.

The source of funds for the project is expected to be from the General Fund.

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

CP09306


MICHIGAN STATE
UNIVERSITY



February 3, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: Project Approval – Authorization to Proceed
Administration Building – Ground Floor Asbestos Abatement

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Administration Building – Ground Floor Asbestos Abatement and to approve a budget of \$2,000,000.

BACKGROUND

Program Need:

The Administration building was built in 1967 and its ground floor is the primary base of operation for Administrative Information Services (AIS), the Records Department, and ID card units of the Office of the Registrar. As a part of the building's original construction, asbestos-containing materials were used in insulation placed along the perimeter of the ground floor, within the flooring tile, and on the structural deck located above the ceiling. During inspection by the Office of Environmental Health and Safety, it has been determined that the condition of the insulation is deteriorating and will require abatement.



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

Description of the Project:

The Administration building is located on West Circle Drive, adjacent to Olds Hall, the Computer Center, and the Red Cedar River in the north academic district. This project is anticipated to include abatement and replacement of the insulation along the ground floor perimeter and the floor tile throughout the ground floor; complete demolition and replacement of the metal pan ceilings and lay-in light fixtures; and new paint and flooring throughout the ground floor.

AIS staff will relocate to leased space at the Hannah Tech Center, on Hagadorn Road, during construction. The computer hardware systems located in the space will remain and be protected during the project so that service will be uninterrupted.

The Architect/Engineer is Bernath Coakley.

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

Communication Feedback:

The campus community will be given opportunities to provide feedback as the project progresses; concerns will be 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 \$2,000,000, and is being funded by the general fund.

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

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