

MICHIGAN STATE
UNIVERSITY

June 7, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Bailey Hall Renovation

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Bailey Hall Renovation, and to approve a budget of \$17,700,000.

BACKGROUND

Program Need:

The Brody Neighborhood concept is designed to allow for the optimal planning of the Brody complex, which consists of a central student building and six residence halls. The concept is designed to create a desirable place to live and learn and to entice students to return to the Brody Neighborhood. Bailey Hall is the second residence hall to be renovated in the Brody Complex. In addition to housing approximately 430 students, the building will be the home of two academic programs: the Residential Initiative on the Study of the Environment (RISE) and the Charles Drew Science Scholars Program, which together involve approximately 200 students.

Description of the Project:

Bailey Hall is located on the southwest corner of the Michigan Avenue and Harrison Avenue intersection in the Residential District.

The scope of the renovations will be similar in nature to other recently renovated residence halls, such as Mary Mayo Hall, and will complement exterior changes of Brody Hall. The project will include all major mechanical, electrical and ventilation upgrades and replacements, as well as the addition of life safety systems and ADA code-required modifications, passenger elevator installation, asbestos abatement, lighting upgrades, flooring and ceiling replacement, roofing and exterior repair including window replacement, reception desk modifications, the removal of balconies, reconfigured penthouse, and other related improvements. In addition,



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this project involves the addition of a community kitchen, reconfiguration of the community bathrooms, replacement of existing plumbing, and site work including a heated walkway, patio, and general landscape upgrades. A green roof will be installed outside of the second floor academic offices, above the loading dock. This project is seeking LEED certification.

The Architect/Engineer is the SHW Group.

As anticipated in the amendment to the Brody Complex Resolutions approved by the Board of Trustees in October 2009, a project labor agreement will be required for the Bailey Hall Renovation.

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.

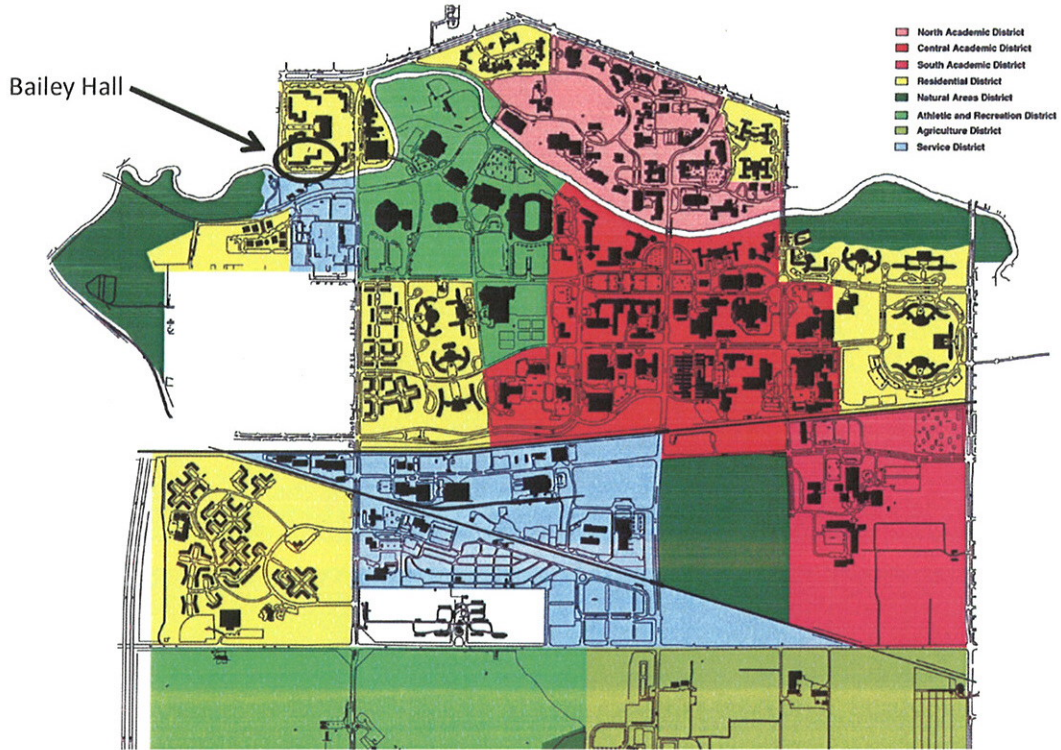
Project Cost and Timetable:

The budget for this Design, Bid & Build project is \$17,700,000. The source of funds is from tax-exempt financing with debt repayment from the auxiliary fund - Residential and Hospitality Services.

Construction is planned to begin in February 2011, be substantially complete in June 2012, with final completion by September 2013.

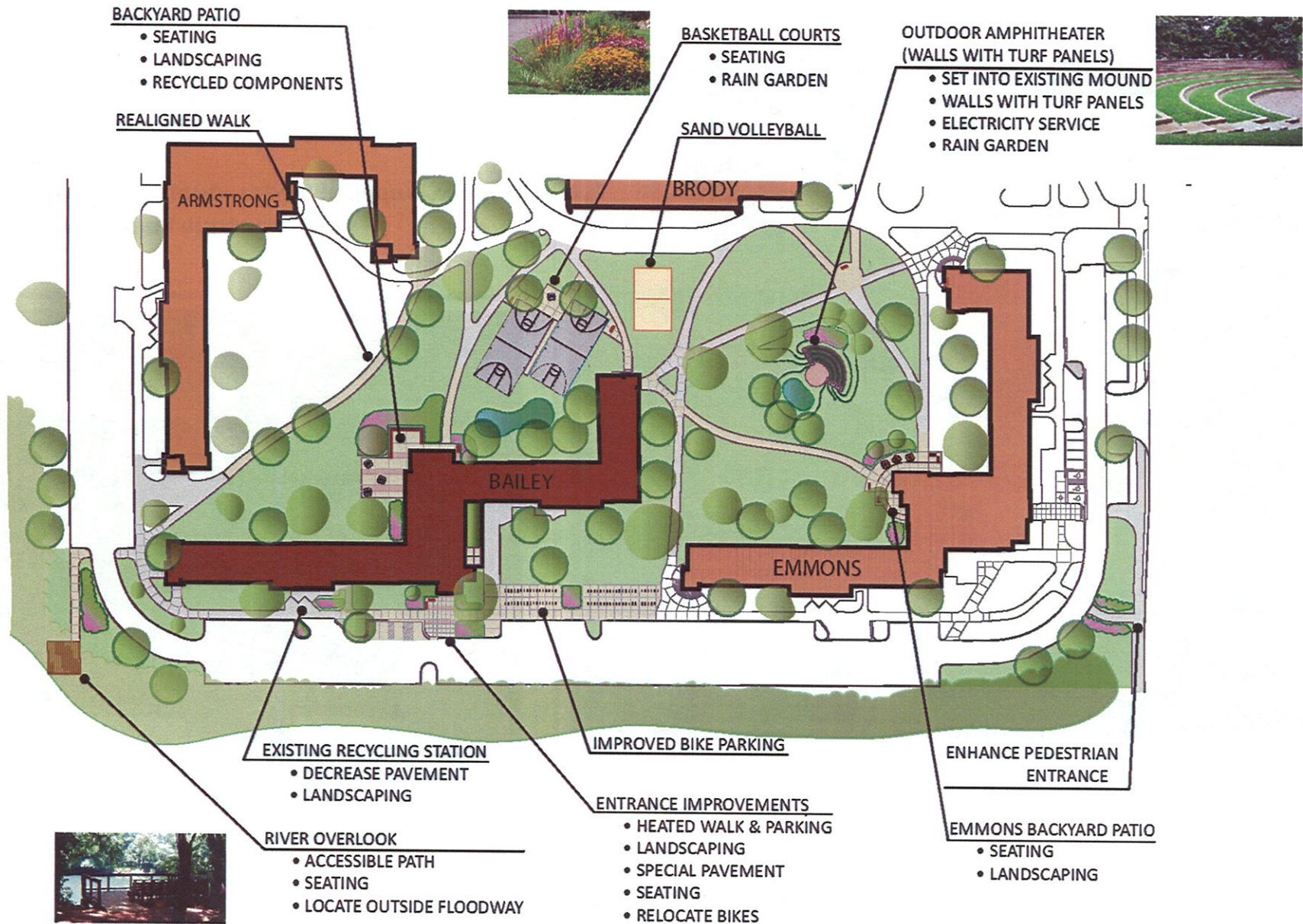
cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe,
J. Mumma, R. Nestle, D. Quinney, J. Bonk, J. Emery, V. Gore, L. Adams

Project Approval – Authorization to Proceed
Bailey Hall Renovation

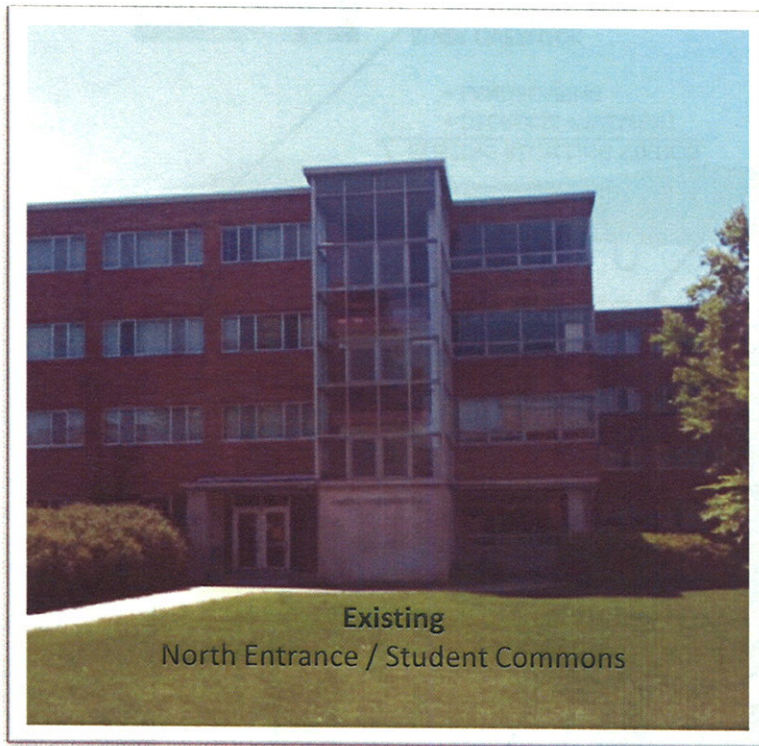


Project Approval – Authorization to Proceed

Bailey Hall Renovation



Project Approval – Authorization to Proceed Bailey Hall Renovation



Exterior building enhancements

- Roofing and exterior repair, including window replacements
- Creating an all-glass façade
- Maintaining existing brick and limestone materials
- Adding metal cladding around entrances and metal at the roof

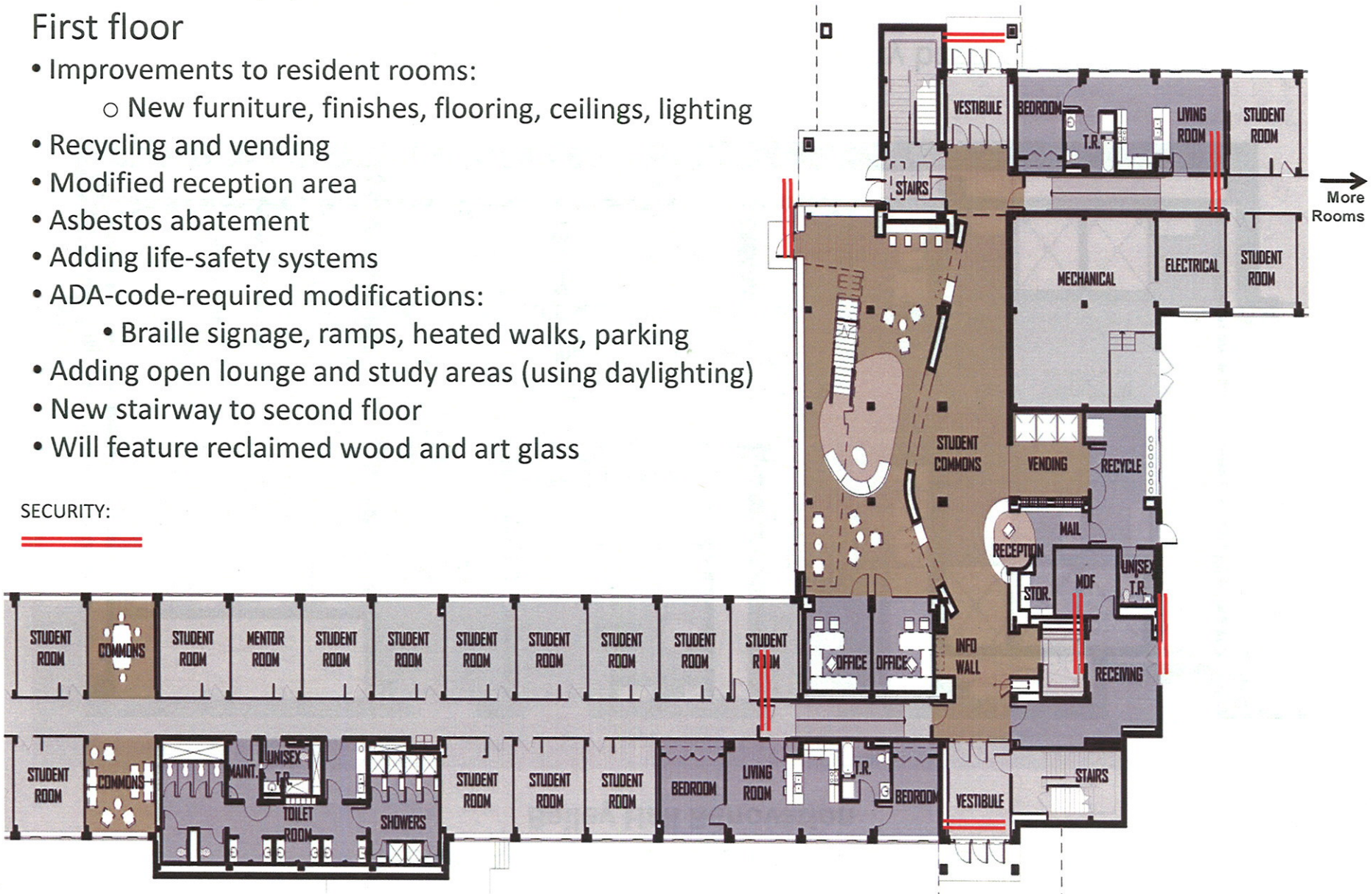


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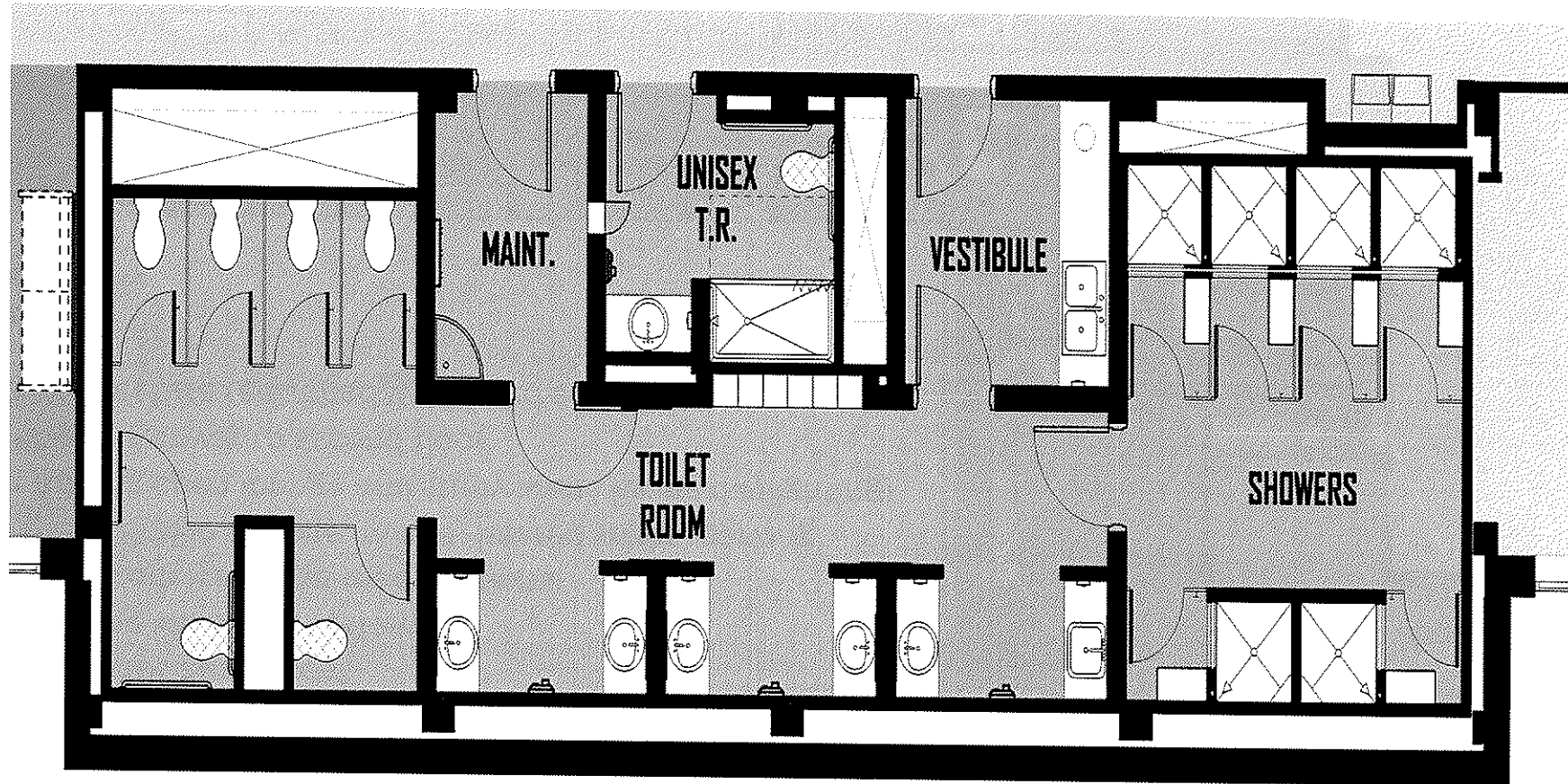
First floor

- Improvements to resident rooms:
 - New furniture, finishes, flooring, ceilings, lighting
- Recycling and vending
- Modified reception area
- Asbestos abatement
- Adding life-safety systems
- ADA-code-required modifications:
 - Braille signage, ramps, heated walks, parking
- Adding open lounge and study areas (using daylighting)
- New stairway to second floor
- Will feature reclaimed wood and art glass

SECURITY:



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Upgrades to original 1950s community bathrooms

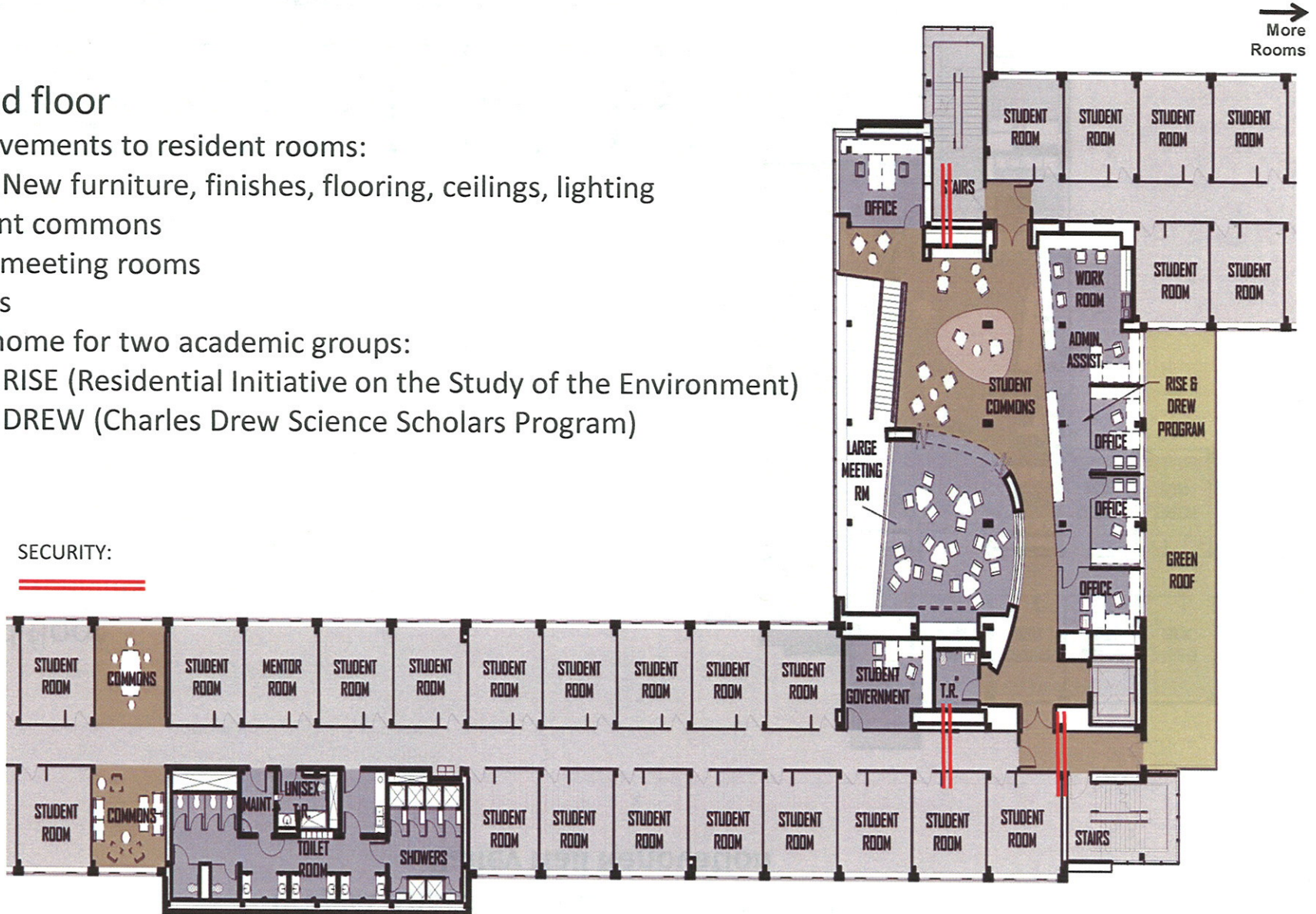
- New plumbing and fixtures
- More individual spaces
- Private unisex bathroom on each wing
- New lockers
- Dishwashing area

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Second floor

- Improvements to resident rooms:
 - New furniture, finishes, flooring, ceilings, lighting
- Student commons
- Large meeting rooms
- Offices
- New home for two academic groups:
 - RISE (Residential Initiative on the Study of the Environment)
 - DREW (Charles Drew Science Scholars Program)

SECURITY:

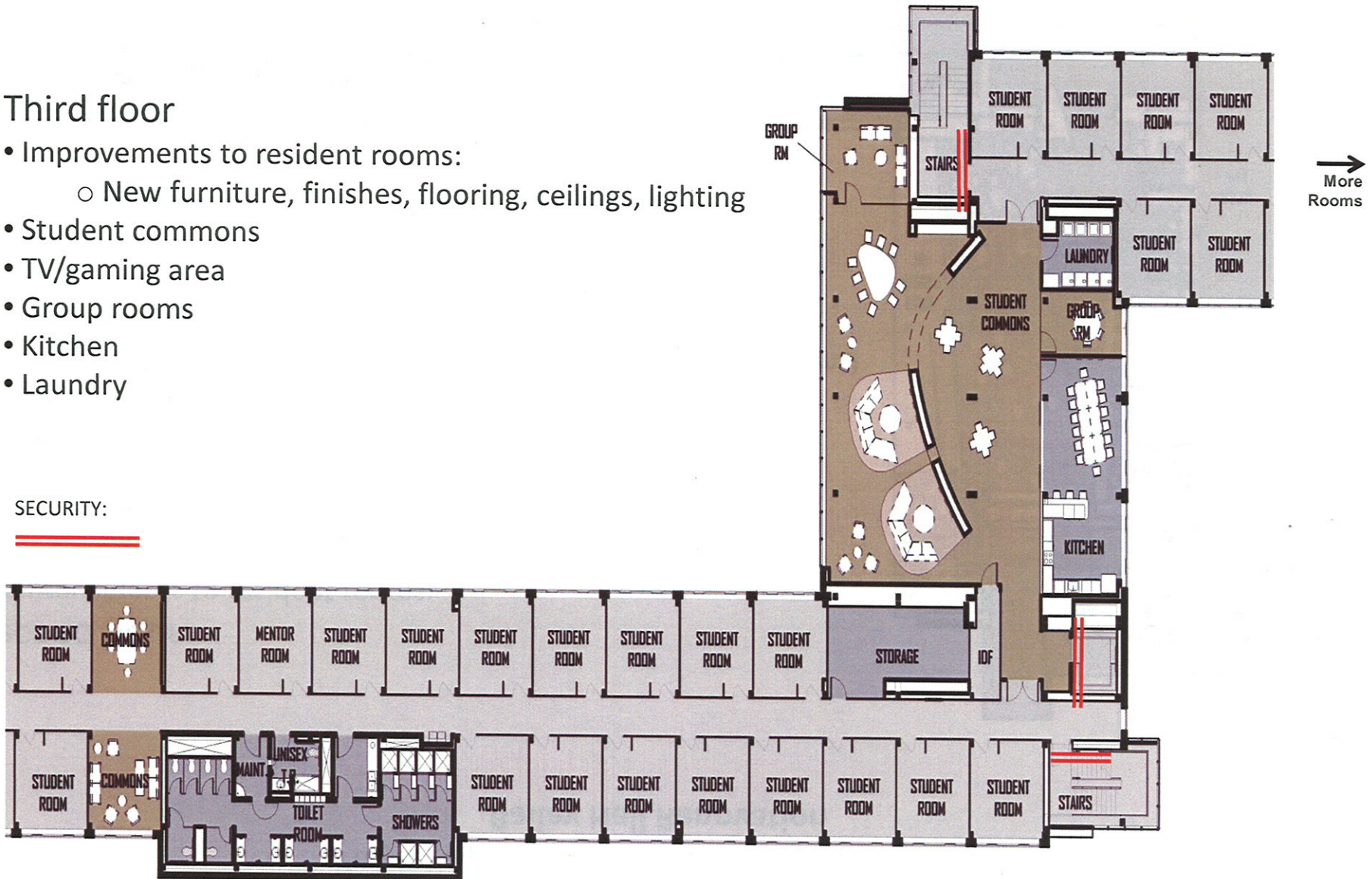


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Third floor

- Improvements to resident rooms:
 - New furniture, finishes, flooring, ceilings, lighting
- Student commons
- TV/gaming area
- Group rooms
- Kitchen
- Laundry

SECURITY:

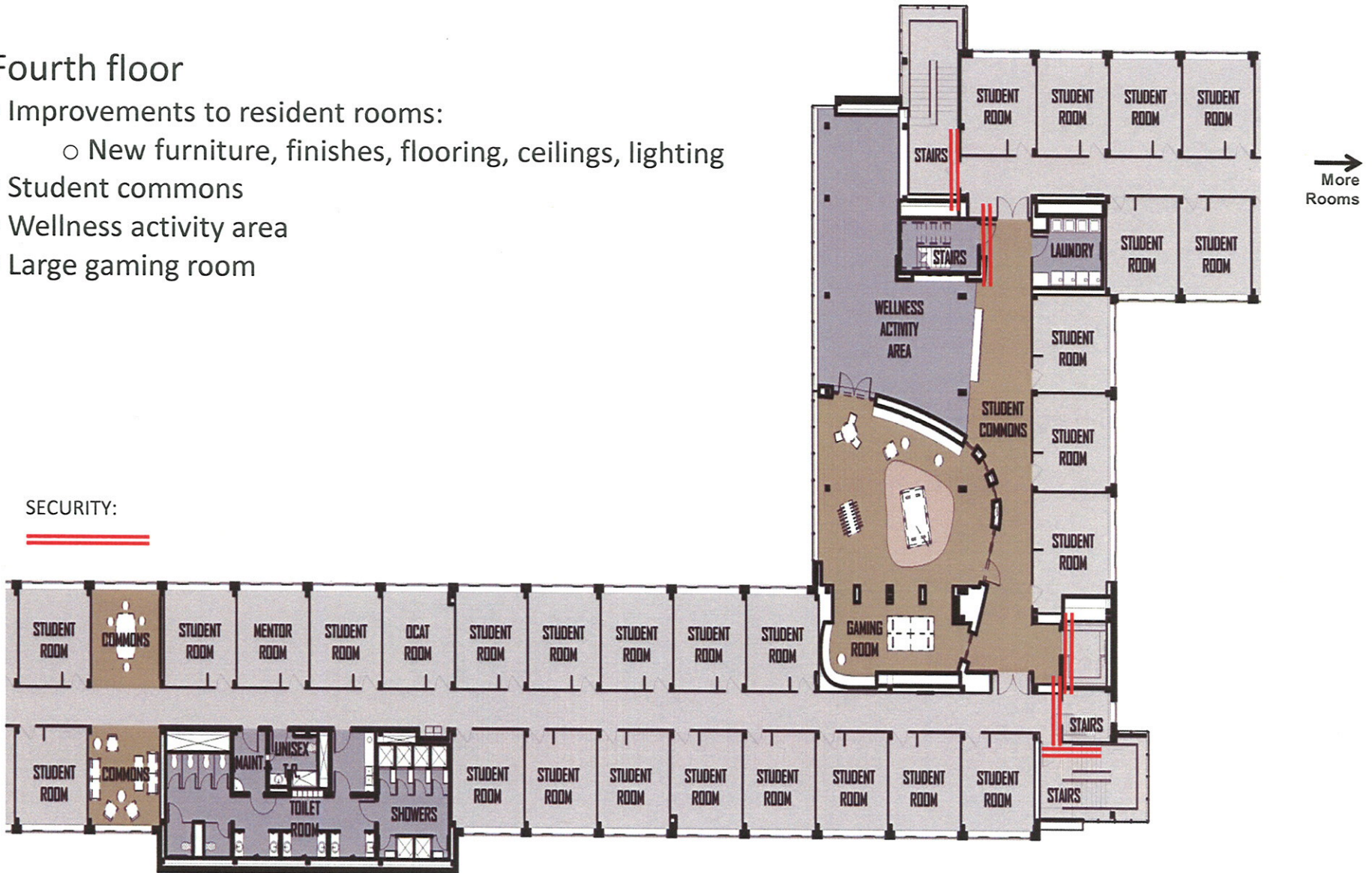


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Fourth floor

- Improvements to resident rooms:
 - New furniture, finishes, flooring, ceilings, lighting
- Student commons
- Wellness activity area
- Large gaming room

SECURITY:



Background Information

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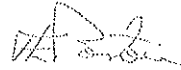
October 15, 2008

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

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