


MICHIGAN STATE
UNIVERSITY

June 7, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Wells Hall Addition and Old Horticulture 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 Wells Hall Addition and Old Horticulture Renovations, and to approve a budget of \$38,000,000.

BE IT FURTHER RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees grant a variance to the university zoning ordinance to allow an encroachment of up to 20 feet into the 60 foot setback specified.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

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BACKGROUND

Program Need:

The departments of English and History occupy the majority of space in Morrill Hall. Other units occupying space in the building include Religious Studies, African American and African Studies, the African Atlantic Research Team, and university classrooms. Close monitoring of the internal wooden structure of Morrill Hall has indicated that the building is approaching the end of its useful life and therefore replacement space must be developed.

Description of the Project:

Wells Hall is located on Red Cedar Road in the Central Academic District. This project has several components, including an 88,000 square foot addition to Wells Hall (B-Wing), completing a chilled water loop between the International Center and Wells Hall, renovation of approximately 3,000 square feet in Wells Hall (A-Wing), renovation of 15,000 square feet in Old Horticulture, and the demolition of Morrill Hall.

The Wells Hall addition will include offices, office support space, instructional and dry research space, conference and informal meeting areas, and a coffee shop. This addition will create a language hub on central campus by placing the College of Arts and Letters language programs at Wells Hall, and in proximity to the College of Education in Erickson Hall and International Studies and Programs located in the

International Center. These units have programmatic linkages that will be supported and fostered by geographical proximity. This project will also include a green roof on the one-story addition; a new and visible east-west entrance to Wells Hall; removal of on-street parking; creation of adjacent barrier free parking; and realignment and widening of the street, including bike lanes.

The Old Horticulture Building will become the home of the Department of History. This is made feasible by relocating the language units currently located in this facility. Limited renovations to create sufficient office space for the Department of History faculty and staff will be undertaken. The work scope will involve limited construction of new walls, ceiling, lighting, power, data, and painting necessary to create the office space.

To accommodate the relocation of language units, the Wells Hall (A-wing) sixth and seventh floors will receive very limited renovations that include the construction of several walls and associated painting, ceiling, lighting, and electrical work.

Demolition of Morrill Hall will follow the completion of the Wells Hall Addition and the renovation of Old Horticulture and Wells Hall (A-wing). The work scope currently involves demolition of the structure, site restoration with lawn, sidewalks, benches and commemorative signage. As the demolition and site plan details are further developed, opportunities for site restoration will be explored including ways to commemorate the significance of the Morrill Hall Act and potentially using pieces of the Morrill Hall building.

The Architect/Engineer is Integrated Design Solutions. The Construction Manager is Barton Malow.

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 and Treasurer has determined that a PLA would not be required for this project.

Communication Feedback:

The campus community and specific administrative and academic groups were given several opportunities to provide feedback during the planning phase; concerns have been addressed in the project design.

The Office of Campus Planning and Administration (CPA) has reviewed this project and found it to be consistent with the Campus Master Plan and Planning Principles, but noted that it does not comply with the University Zoning Ordinance setback requirement of 60 feet from the nearest roadway curb line. However, both CPA and the Campus Infrastructure Planning Work Group support the project proceeding with the requested setback variance. The encroachment is relatively small (less than 200 square feet on the ground floor and 400 square feet on the second floor that cantilevers above) and, in part, is due to the reconfiguration of Red Cedar Road to provide bicycle lanes while minimizing tree loss which required moving the roadway

alignment east, reduced the available development zone. The project will create a new east-west pedestrian pathway through the building, an important link that strengthens the Campus Master Plan.

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

Project Cost and Timetable:

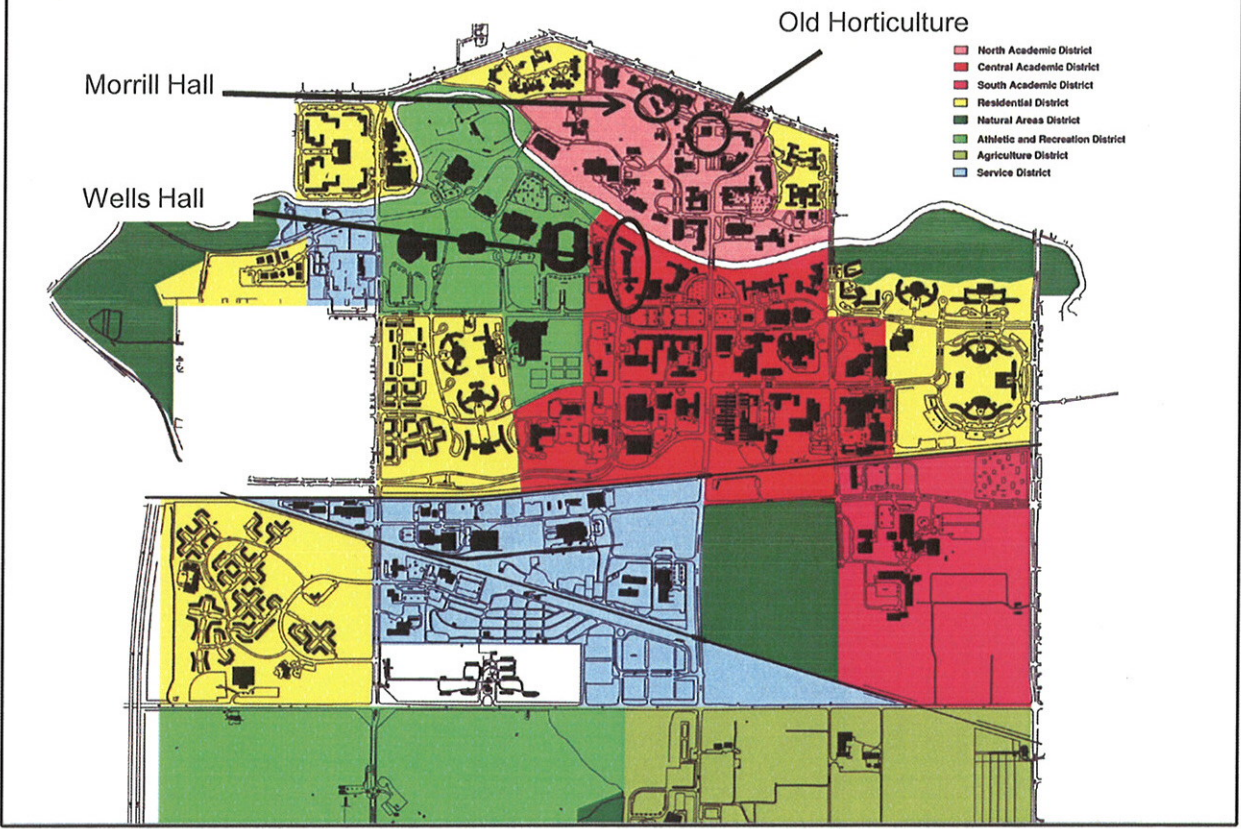
The budget for this Construction Manager project is \$38,000,000. The source of funds for this project is from tax-exempt financing with debt repayment from the general fund.

Construction of the Wells Hall Addition is planned to begin in September 2010, with substantial completion in May 2012. Renovations to Wells Hall (A-Wing) and Old Horticulture are planned to begin August 2012, with substantial completion in December 2012. Demolition of Morrill Hall will commence March 2013, with substantial completion in July 2013. Final completion for the entire project, including site restoration for the Morrill Hall site, is expected by June 2014.

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

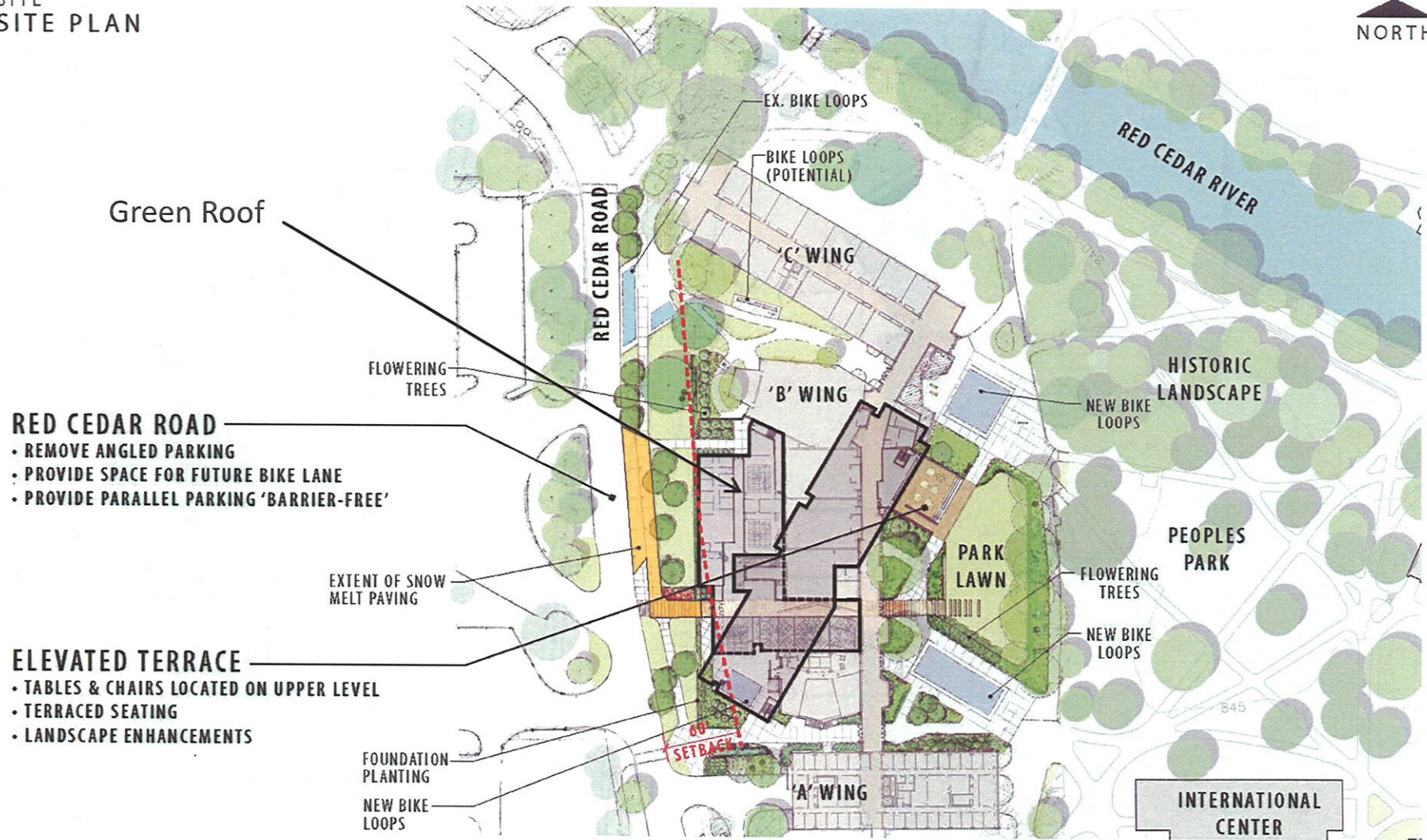
CP08260

Project Approval – Authorization to Proceed
Wells Hall Addition and Old Horticulture Renovations



Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations

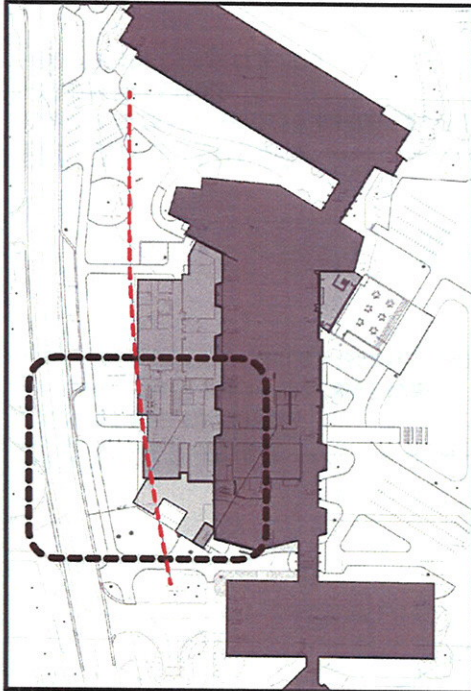
SITE
SITE PLAN






Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations

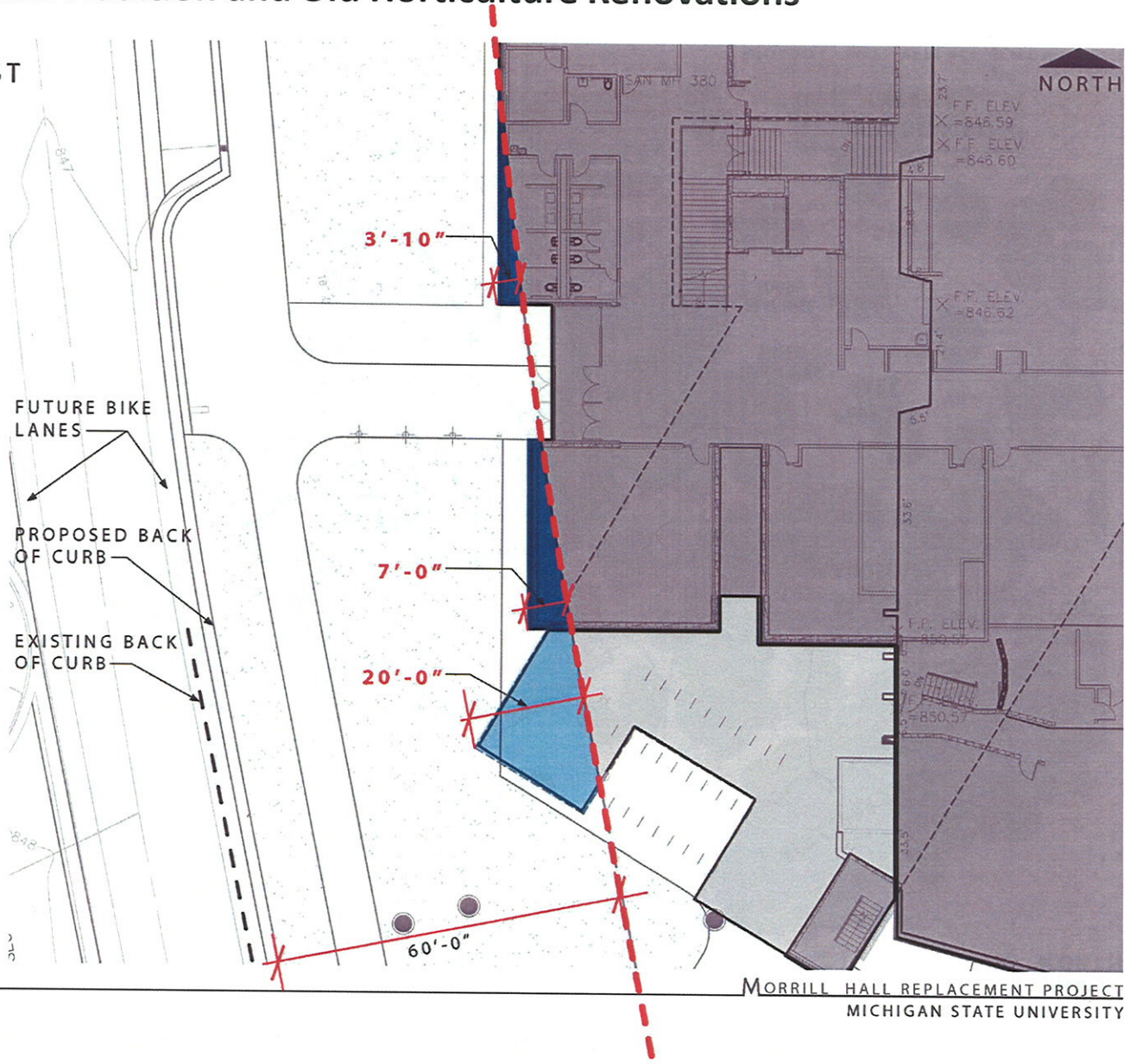
SITE SETBACK VARIANCE REQUEST

KEY PLAN



KEY

	60' SETBACK
	2ND FLOOR CANTILEVER BEYOND SETBACK (376 SF)
	GROUND FLOOR BEYOND SETBACK (218 SF)



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Project Approval – Authorization to Proceed

Wells Hall Addition and Old Horticulture Renovations

FLOOR PLANS
GROUND FLOOR PLAN

DEPARTMENT LEGEND

ADMIN
BREAKOUT
CeLTA
COFFEE SHOP
COMMUNICATING
CONF
ELC SLS
FCI
FLEX
GLOBAL STUDIES
LING/LANG
LLC
MSU CLASSROOM
PRESENTATION
SPP
SUPPORT
TERRACE



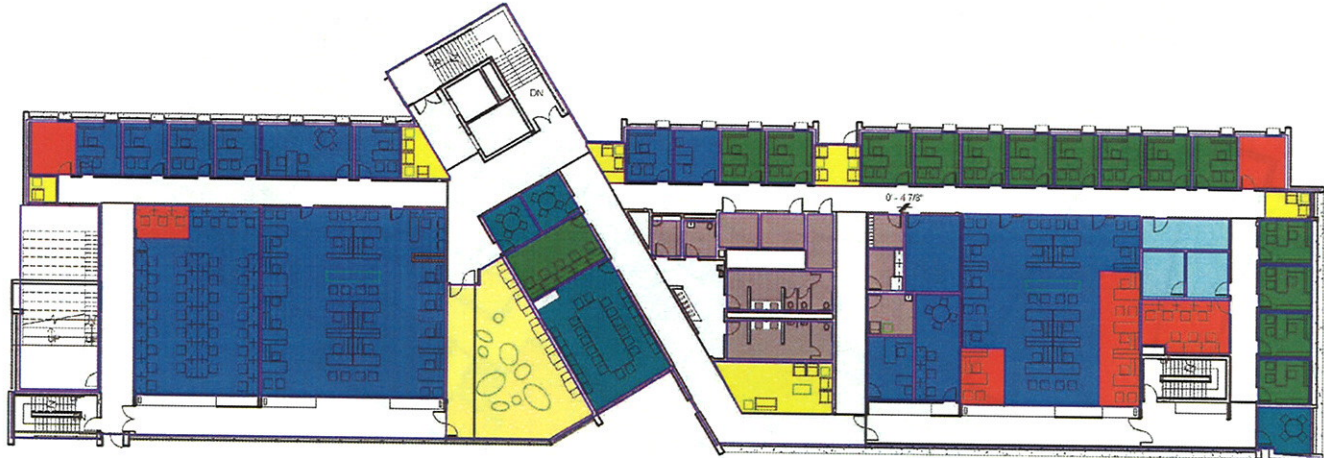
Project Approval – Authorization to Proceed

Wells Hall Addition and Old Horticulture Renovations

FLOOR PLANS
SECOND FLOOR PLAN



DEPARTMENT LEGEND	
	ADMIN
	BREAKOUT
	CeLTA
	COFFEE SHOP
	COMMUNICATING
	CONF
	ELC SLS
	FCI
	FLEX
	GLOBAL STUDIES
	LING/LANG
	LLC
	MSU CLASSROOM
	PRESENTATION
	SPP
	SUPPORT
	TERRACE



SECOND FLOOR PLAN

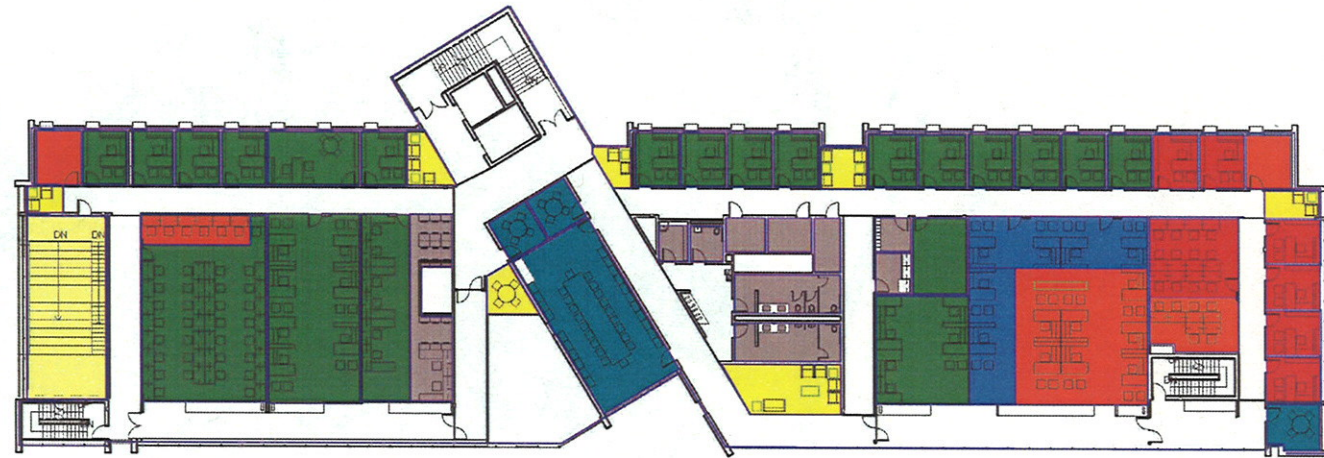
Project Approval – Authorization to Proceed

Wells Hall Addition and Old Horticulture Renovations

FLOOR PLANS
3RD & 4TH FLOOR PLANS



FOURTH FLOOR PLAN



THIRD FLOOR PLAN

DEPARTMENT LEGEND	
	ADMIN
	BREAKOUT
	CeLTA
	COFFEE SHOP
	COMMUNICATING
	CONF
	ELC SLS
	FCI
	FLEX
	GLOBAL STUDIES
	LING/LANG
	LLC
	MSU CLASSROOM
	PRESENTATION
	SPP
	SUPPORT
	TERRACE

Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations



INTERIOR PERSPECTIVE
COMMUNICATING SPACE

id HAMILTON ANDERSON ASSOCIATES

MORRILL HALL REPLACEMENT PROJECT
MICHIGAN STATE UNIVERSITY

Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations



Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations



INTERIOR PERSPECTIVE
CORRIDOR EAST

ids / HAMILTON ANDERSON ASSOCIATES

MORRILL HALL REPLACEMENT PROJECT
MICHIGAN STATE UNIVERSITY

Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations

INTERIOR PERSPECTIVE
CORRIDOR WEST



ids / HAMILTON ANDERSON ASSOCIATES

MORRILL HALL REPLACEMENT
MICHIGAN STATE UNIVERSITY

Project Approval – Authorization to Proceed
Wells Hall Addition and Old Horticulture Renovations

Old Horticulture Renovations

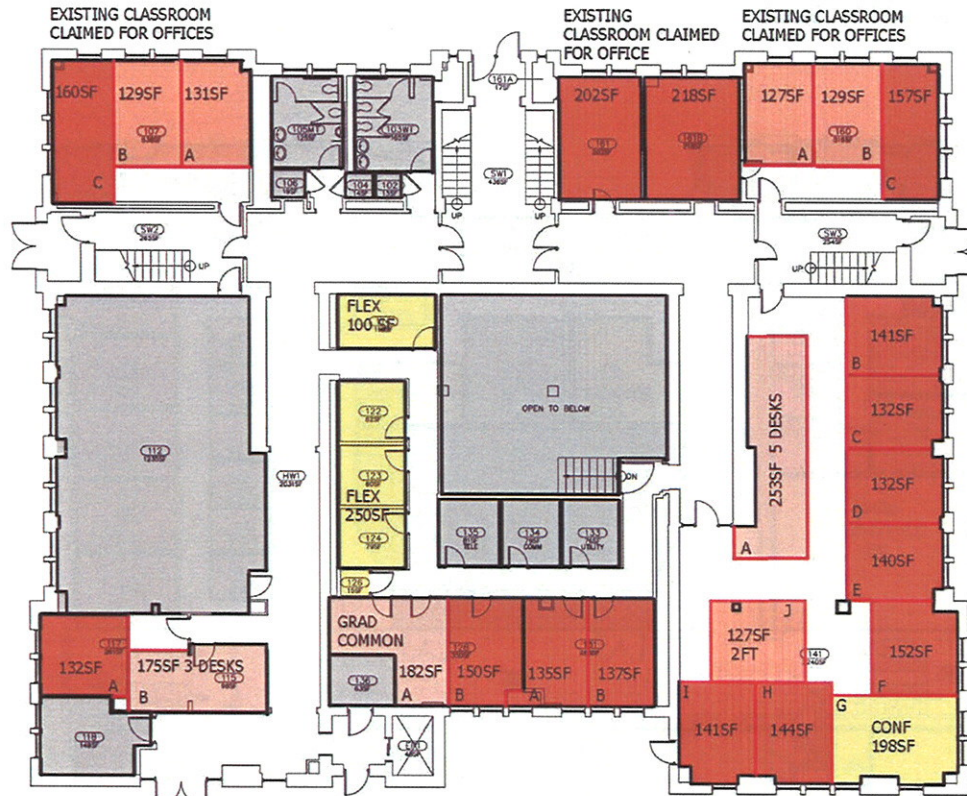
(History Department)

Project Approval – Authorization to Proceed

Wells Hall Addition and Old Horticulture Renovations

OLD HORTICULTURE BUILDING - PROPOSED SPACE ALLOCATION

Programs: History Department



LEGEND

- TO REMAIN - CLASSROOMS, MECHANICAL
- HISTORY: TENURE STAFF FACULTY OFFICE
- HISTORY: FIXED TERM FACULTY OFFICE
- HISTORY: GRAD
- HISTORY: LIBRARY/ CONFERENCE/ ADMIN/ SUPPORT

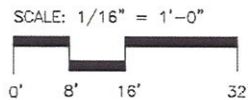
SUMMARY - HISTORY

	1ST	2ND	3RD		PROGRAMMED
OFFICE - TENURE	15	17	24	=	56
OFFICE - EMERITUS			1	=	1
OFFICE - FIXED TERM	6	3		=	9
SUBTOTAL					66
GRAD	8	13	17	=	38

- ADMINISTRATIVE
- CONFERENCE
- GRAD COMMON SPACE
- FLEX
- CLASSROOMS
- STORAGE
- BREAK

LEGEND

- BLACK TEXT EXISTING PROGRAM
- RED TEXT NEW PROGRAM
- RED LINE NEW WALL



1ST FLOOR PLAN

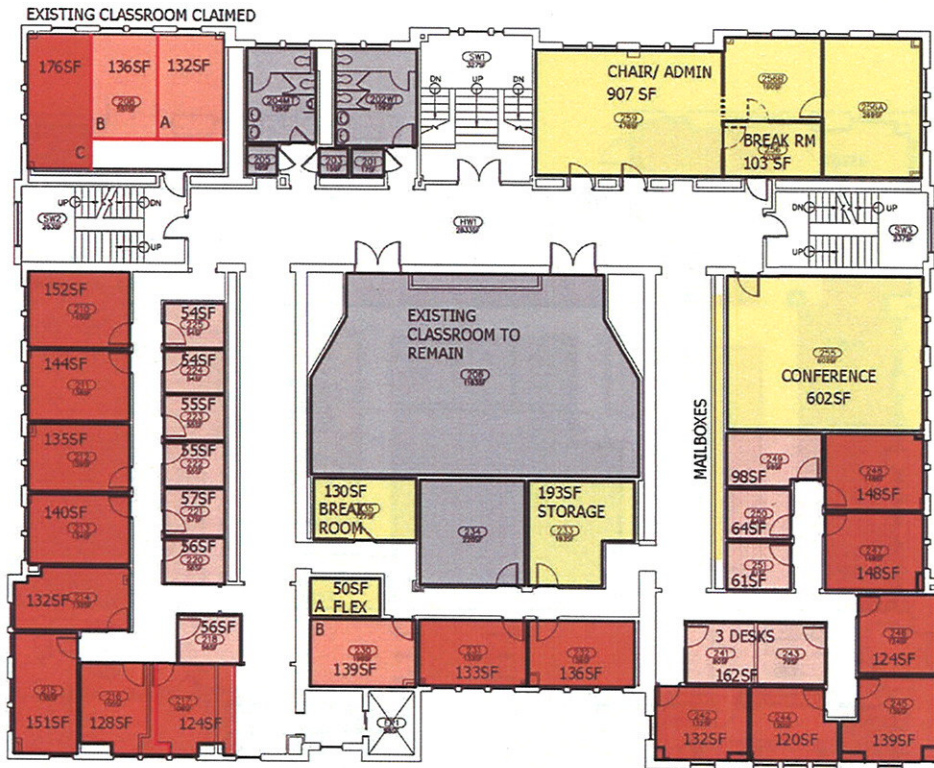
ids / HAMILTON ANDERSON ASSOCIATES

MORRILL HALL REPLACEMENT PROJECT
MICHIGAN STATE UNIVERSITY

Project Approval – Authorization to Proceed

Wells Hall Addition and Old Horticulture Renovations

OLD HORTICULTURE BUILDING - PROPOSED SPACE ALLOCATION



LEGEND

- TO REMAIN - CLASSROOMS. MECHANICAL
- HISTORY: TENURE STAFF FACULTY OFFICE
- HISTORY: FIXED TERM FACULTY OFFICE
- HISTORY: GRAD
- HISTORY: LIBRARY/ CONFERENCE/ ADMIN/ SUPPORT

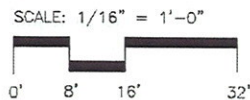
SUMMARY - HISTORY

	1ST	2ND	3RD	=		PROGRAMMED
OFFICE - TENURE	15	17	24	=	56	56
OFFICE- EMERITUS			1	=	1	1
OFFICE - FIXED TERM	6	3		=	9	9
SUBTOTAL					66	66
GRAD	8	13	17	=	38	38

- ADMINISTRATIVE ■
- CONFERENCE ■
- GRAD COMMON SPACE ■
- FLEX ■
- CLASSROOMS ■
- STORAGE ■
- BREAK ■

LEGEND

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- RED LINE NEW WALL



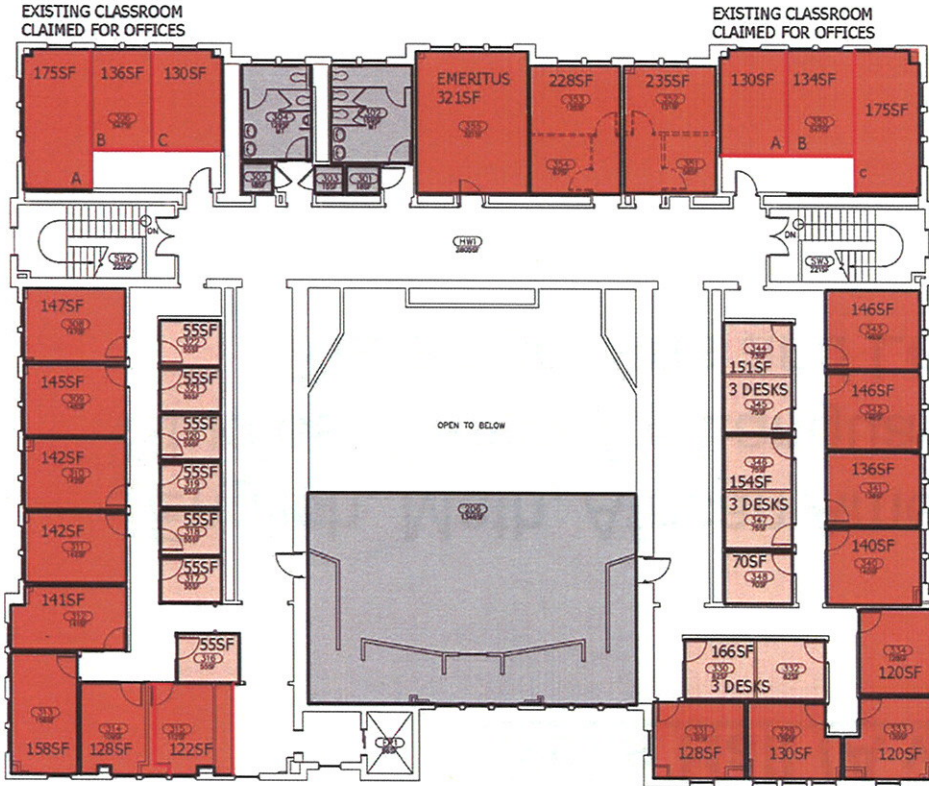
2ND FLOOR PLAN

ids / HAMILTON ANDERSON ASSOCIATES

MORRILL HALL REPLACEMENT PROJECT
MICHIGAN STATE UNIVERSITY

Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations

OLD HORTICULTURE BUILDING - PROPOSED SPACE ALLOCATION



LEGEND

- TO REMAIN - CLASSROOMS. MECHANICAL
- HISTORY: TENURE STAFF FACULTY OFFICE
- HISTORY: FIXED TERM FACULTY OFFICE
- HISTORY: GRAD
- HISTORY: LIBRARY/ CONFERENCE/ ADMIN/ SUPPORT

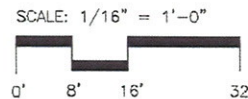
SUMMARY - HISTORY

	1ST	2ND	3RD	=	PROGRAMMED
OFFICE - TENURE	15	17	24	=	56
OFFICE - EMERITUS			1	=	1
OFFICE - FIXED TERM	6	3		=	9
SUBTOTAL					66
GRAD	8	13	17	=	38

- ADMINISTRATIVE
- CONFERENCE
- GRAD COMMON SPACE
- FLEX
- CLASSROOMS
- STORAGE
- BREAK

LEGEND

- BLACK TEXT EXISTING PROGRAM
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- RED LINE NEW WALL



3RD FLOOR PLAN

ids / HAMILTON ANDERSON ASSOCIATES

MORRILL HALL REPLACEMENT PROJECT
MICHIGAN STATE UNIVERSITY

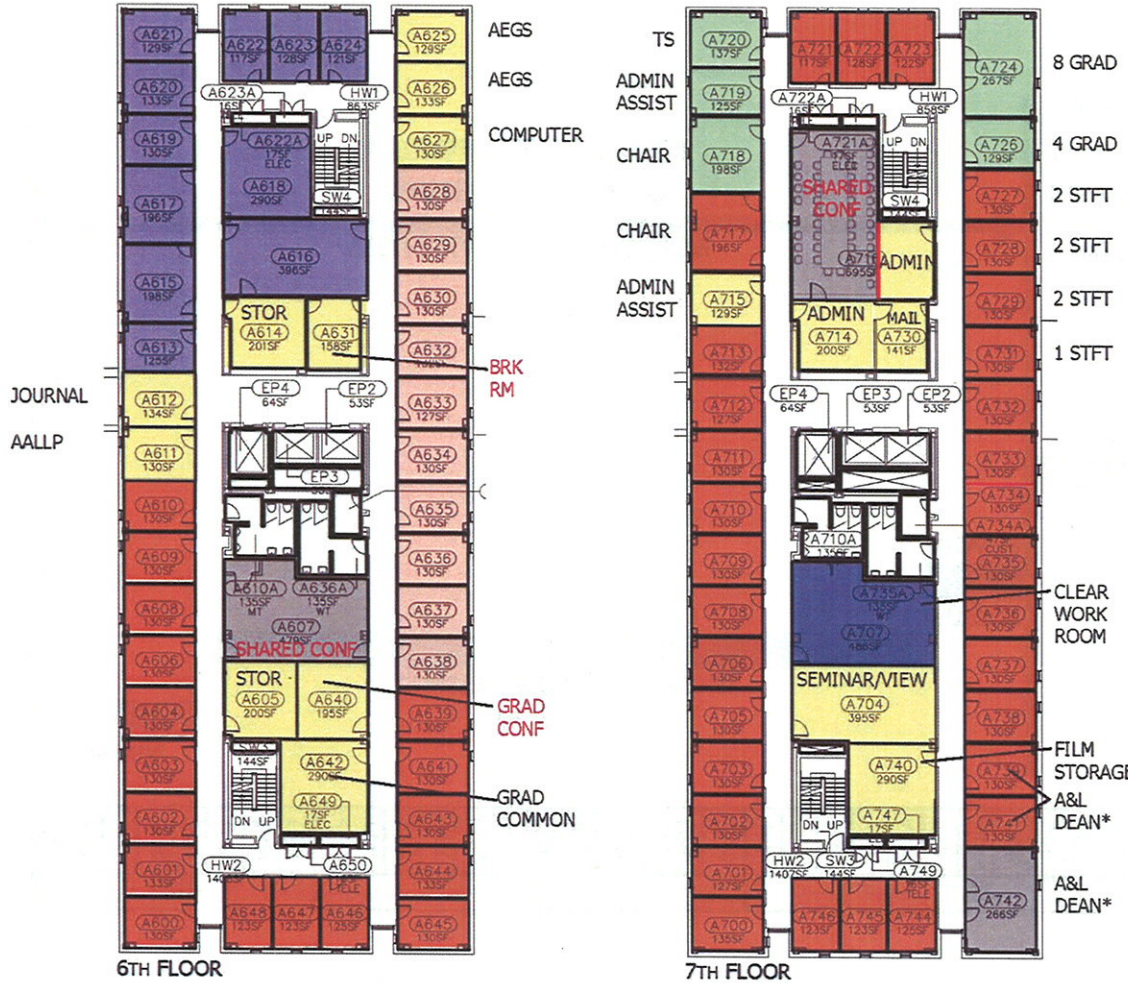
Project Approval – Authorization to Proceed
Wells Hall Addition and Old Horticulture Renovations

Wells Hall (A wing)

(English, Math, African American and African Studies, Center for Language Education and Research, Arts and Letters Dean)

Project Approval – Authorization to Proceed Wells Hall Addition and Old Horticulture Renovations

WELLS HALL A WING RENOVATIONS



LEGEND

- ENGLISH OFFICE
- ENGLISH GRAD
- ENGLISH ADMIN/ STORAGE
- MATHEMATICS (RELOCATED)
- AAAS
- CLEAR
- UNASSIGNED (0 sf)

SUMMARY- ENGLISH

	6TH	7TH	PROVIDED	PROGRAMMED
ENGLISH OFFICE TS (SNGL W/ WINDOW)	17	28	= 45	45
ENGLISH OFFICE STFT (2 PER W/ WINDOW)		7	= 7	7
GRAD (4/ OFFICE)	40	0	= 40	40

- ADMINISTRATIVE CONFERENCE
 - GRAD COMMON SPACE
 - AALLP
 - JOURNAL
 - AEGS
 - COMPUTER
 - BREAK ROOM
 - STORAGE***
 - FILM STORAGE
 - SEMINAR/VIEW RM
- ***400sf total storage vs. 875sf at Morrill Hall

LEGEND

- BLACK TEXT EXISTING PROGRAM
- RED TEXT NEW PROGRAM
- RED LINE NEW WALL

Notes:

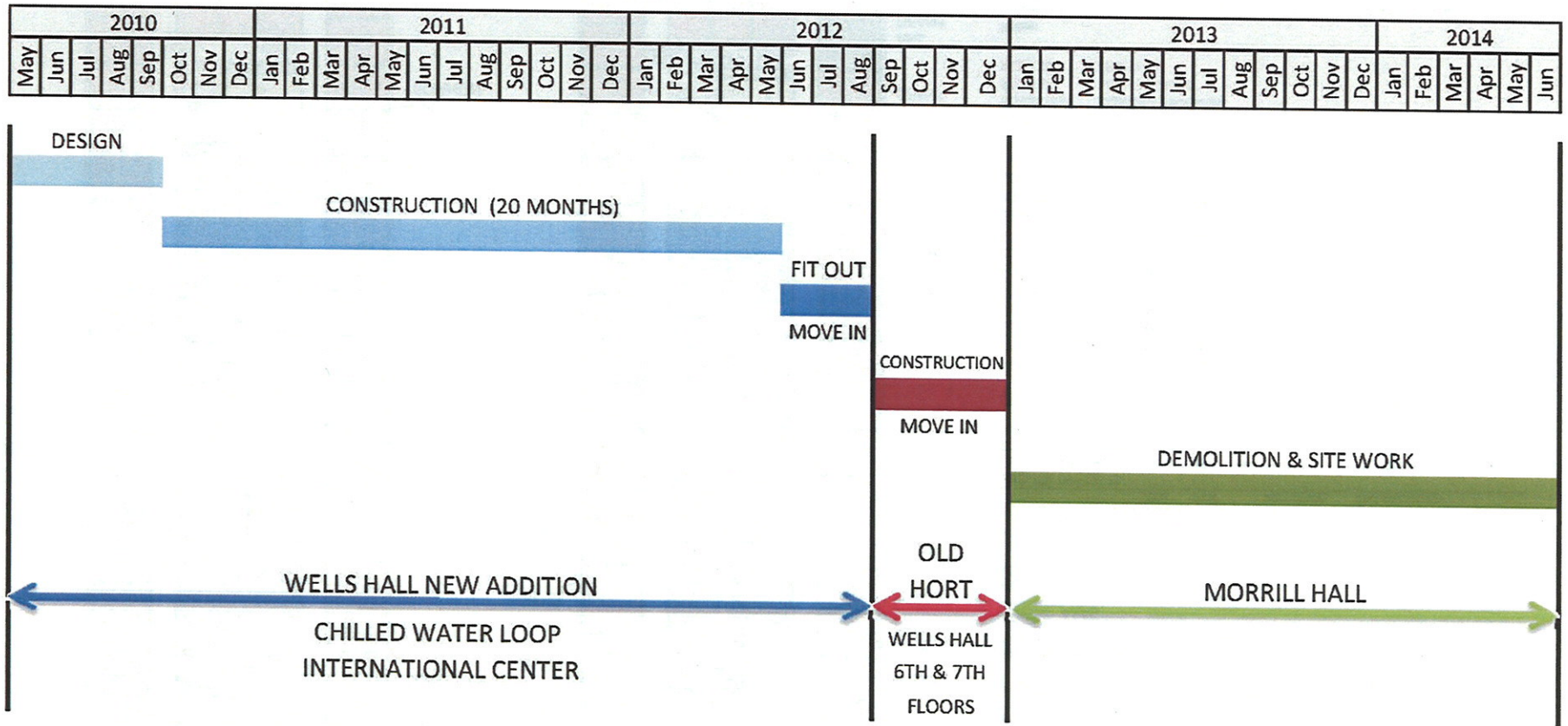
- English Faculty consist of 45 tenure system (inc. Chair and Associate Chairs) and 7 Short Term Fixed Term Faculty.
- English Faculty Meetings to be held at new building; small conference room provided in Wells, 7th floor. Private consultation space for grad use to take place 6th floor Grad Conf
- each Graduate Assistant to receive their own desk. Desks are not shared.

6TH FLOOR
 *Spaces are currently on loan to REL and Women's Studies at Morrill Hall from English; assumption is that English will require these spaces for their use. MH 17C is accommodated on Floor 6; MH 17F is not accommodated.

7TH FLOOR
 *Spaces are currently on loan to ELC/SLS/ LING LANG from A&L Dean; these spaces are grouped together and remain under A&L Dean ownership

Project Approval – Authorization to Proceed

Wells Hall Addition and Old Horticulture Renovations



Background Information

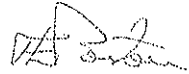
**MICHIGAN STATE
UNIVERSITY**

September 3, 2008

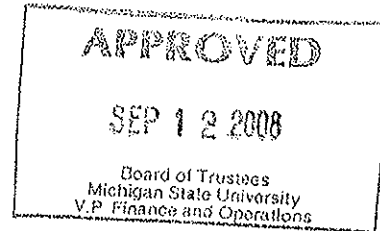
MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston



Subject: Authorization to Plan
Morrill Hall Replacement



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 Morrill Hall Replacement.

BACKGROUND

Program Need:

Morrill Hall opened in 1900. The building is comprised almost entirely of faculty offices and departmental support spaces. The departments of English and History occupy the majority of space in the building along with the department of Religious Studies and other units. Close monitoring of the internal wooden structure of Morrill Hall has revealed irreparable deterioration, indicating that the building is approaching the end of its useful life. The University has determined that an internal reconstruction and exterior restoration project, along with the high Just-In-Time maintenance needs is prohibitively costly. Given the condition of the building, a new location must be planned for the current occupants of Morrill Hall. New construction and/or renovation of an existing facility(s) offer an opportunity to improve the quality of space for its current occupants, and to achieve a more efficient use of space through effective design and allocation. In addition, the planning provides an opportunity to explore more effective academic program adjacencies and consolidations, such as the languages, which currently occupy space in three buildings.



OFFICE OF THE
VICE PRESIDENT
FOR FINANCE
AND OPERATIONS
AND TREASURER

Fred L. Poston
Vice President

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FAX: 517/353-6772

General Description of the Project:

The project involves relocating current Morrill Hall occupants into alternative space. Preliminary planning will determine the programmatic needs, 3-5 year projected growth, and spatial relationships for the current occupants of Morrill Hall, and explore alternatives for using existing university space and/or constructing a new facility at a site to be determined. Program enhancement will be an important consideration in the selection of a new location. The project will also include the demolition of Morrill Hall.

Morrill Hall is located on West Circle Drive in the North Academic District. The location of this project is consistent with the Campus Master Plan and Planning Principles.

Communication Plan:

During the planning phase, the Colleges of Arts and Letters and Social Science administrative teams, as well as faculty and staff who work in Morrill Hall will be given several opportunities (specifically October 9, 2008, November 13, 2008, and TBD for 2009 as planning progresses) to provide feedback on the project as it is being designed. Input from the project planning team will also be solicited during the design phase. Consultation will occur with the broader academic community and archaeological and historical

preservation units in an effort to educate and document the historical significance of this building and site and consider possible preservation or reuse of construction materials.

Preliminary Project Cost Information:

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$36,000,000. This estimate may change as planning progresses and the project scope is defined.

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. The debt service for this project has already been built into subsequent budgets.

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

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