


MICHIGAN STATE
UNIVERSITY

October 27, 2010

MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston 
Subject: **Project Approval - Authorization to Proceed**
Cherry Lane and Faculty Bricks Apartments Demolition

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Cherry Lane and Faculty Bricks Apartments Demolition, and to approve a budget of \$5,300,000.

BACKGROUND

Program Need:

Cherry Lane and Faculty Bricks Apartments, built from 1956-1961 and in 1948 respectively, have provided housing for countless MSU students, faculty, and staff over many decades. After a significant study of the property, along with the recent repair history, Residential and Hospitality Services (RHS) has concluded that these units are simply at the end of their useful life cycle and are no longer cost effective to maintain.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

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Description of the Project:

Cherry Lane and Faculty Bricks Apartments are bordered by Trowbridge Road, Harrison Road, Shaw Lane, and Birch Road in the residential district. This project involves razing 40 buildings, related parking, and drives; site restoration; and minor sidewalk repair. Approximately 50 parking spaces will be retained west of Wonders Hall to accommodate RHS staff.

The Architect/Engineer is Fleis and VandenBrink Engineering, Inc.

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 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.

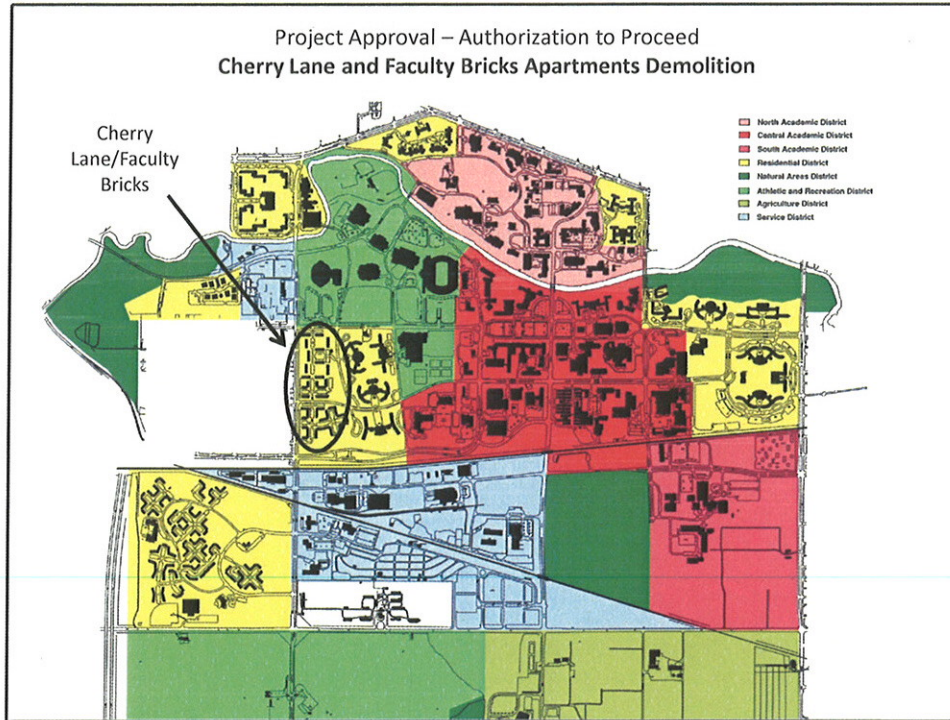
Project Cost and Timetable:

The budget for this Design-Bid-Build project is \$5,300,000, which is being funded by Auxiliary Activities – Residential and Hospitality Services.

Construction is planned to begin in July 2011, with substantial completion in November 2011, and final completion by August 2012.

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


CP08464



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Property location and function
Faculty Bricks is to the north and Cherry Lane is to the south:

FACULTY BRICKS	
Faculty Housing	<ul style="list-style-type: none"> • Intended for faculty • Located to the north of Cherry Lane; it has easy access to campus
CHERRY LANE APARTMENTS	
Housing priority in the following order: 1. Students and their families 2. Graduate students 3. Undergraduate students	<ul style="list-style-type: none"> • Intended for students with families • If there is still availability then open for graduate students and lastly undergraduate students • Designed in a small community with easy access to campus



■ Faculty Bricks

■ Cherry Lane

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Project timeline

- Notice to residents – **February 2010**
- Meeting with residents – **February through April 2010**
- Request Authorization to Plan – **April 2010**
- Step 2 to MSU BOT – November 2010
- Step 3 to MSU BOT – **February 2011**
- Close Cherry Lane and Faculty Bricks – **June 30, 2011**
- Begin demolition – **July 2011**
- Complete demolition – **November 2011**
- Complete project – **August 2012**

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Cherry Lane and Faculty Bricks Apartments Demolition

Tree plan



EXISTING CONDITIONS
NOT TO SCALE

LEGEND

- EXISTING TREE TO REMAIN ON SITE
- PROPOSED TREE
- TREE TO BE REMOVED PER CAMPUS ARBORIST

Background Information

MICHIGAN STATE
UNIVERSITY

April 7, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: Authorization to Plan
Cherry Lane and Faculty Bricks Apartments Demolition



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Cherry Lane and Faculty Bricks Apartments Demolition.

BACKGROUND

Program Need:

Cherry Lane and Faculty Bricks Apartments, built from 1956-1961 and in 1948 respectively, have provided housing for countless MSU students, faculty, and staff over many decades. After a significant study of the property, along with the recent repair history, Residential and Hospitality Services (RHS) has concluded that these units are simply at the end of their useful life cycle and are no longer cost effective to maintain.

General Description of the Project:

The project involves the demolition of Cherry Lane and Faculty Bricks Apartment buildings and restoration of the sites. Some parking spaces may be retained to accommodate RHS needs for Wonders, Case, and Wilson Hall staff.

The Cherry Lane and Faculty Bricks Apartments are located on Harrison Road, are bordered by Trowbridge Road, Shaw Lane, and Birch Road, and are in the residential district. The location of this project is consistent with the Campus Master Plan and Planning Principles.

Communication Plan:

Discussions have begun with existing residents in Cherry Lane and Faculty Bricks Apartments advising them of alternate housing options, both on and off campus.

During the planning phase, the campus community will be given 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.



OFFICE OF THE
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FOR FINANCE
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AND TREASURER

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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 \$5,000,000. This estimate may change as planning progresses and the project scope is defined.

The source of funds for the project is expected to be Auxiliary Activities – Residential and Hospitality Services.

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