MICHIGAN STATE
UNIVERSITY

December 1, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston

Subject: **Project Approval - Authorization to Proceed**
Bailey Hall and Rather Hall Renovations *(budget and scope adjustment)*

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to amend the project scope to include the renovation of Rather Hall.

BE IT FURTHER RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to increase the budget from $17,700,000 to $35,000,000 for the project now entitled Bailey Hall and Rather Hall Renovations.

OFFICE OF THE
VICE PRESIDENT FOR FINANCE AND OPERATIONS

Fred L. Poston
Vice President and Treasurer

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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 residence halls are essentially three symmetrical pairs (Emmons-Butterfield, Bailey-Rather, and Armstrong-Bryan). The concept is designed to create a desirable place to live and learn and to entice students to return to the Brody Neighborhood. The Residential and Hospitality Services (RHS) 2008 Strategic Plan called for renovating the Brody Residence Halls beginning with Emmons in 2009 and completing renovation of the last residence hall in August 2016.

Recent developments, including a decreased number of local private construction projects, have created an extremely favorable construction bidding market and have led MSU to consider accelerating renovation of this neighborhood. The national construction market is also soft and is projected to remain that way for at least the next year. Under these conditions, market adjustments are typically severe when they occur, and it would be advantageous to bid this project at current prices. The Brody financing costs are still very low. By combining the symmetrical projects, there would be economy of scale, reducing design fees and contractor costs for the project. There is increased interest in the Brody Residence Hall Neighborhood because of the success of the Brody Hall renovations which have resulted in increased retention.

RHS believes it would be advantageous to expedite construction by combining construction of Bailey and Rather halls into a single project.

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Description of the Project:
The Brody Neighborhood is located on the southwest corner of Michigan Avenue and Harrison Road in the residential district. This project scope will be increased to include Rather 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, removal of balconies, reconfigured penthouse, JIT needs, and other related improvements. In addition, 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 offices above the loading dock. This project is seeking LEED certification.

The Architect/Engineer is SHW.

In accordance with the Michigan State University Responsible Contractor Policy and the Amendment to Brody Complex Resolutions approved by the Board of Trustees on October 30, 2009, and for the reasons set forth in that amendment, the Vice President for Finance and Operations and Treasurer has determined that a Project Labor Agreement will be required for this project.

Communication Feedback:
The campus community was given opportunities to provide feedback during the planning phase; and any 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 will be reviewed with the campus community and occupants in the Brody Complex.

Project Cost and Timetable:
The budget for this Design-Bid-Build project is $35,000,000. The source of funds is tax-exempt financing with debt repayment from Residential and Hospitality Services – auxiliary fund.

Construction is planned to begin in May 2011, with substantial completion in May 2012, and final completion by October 2013.

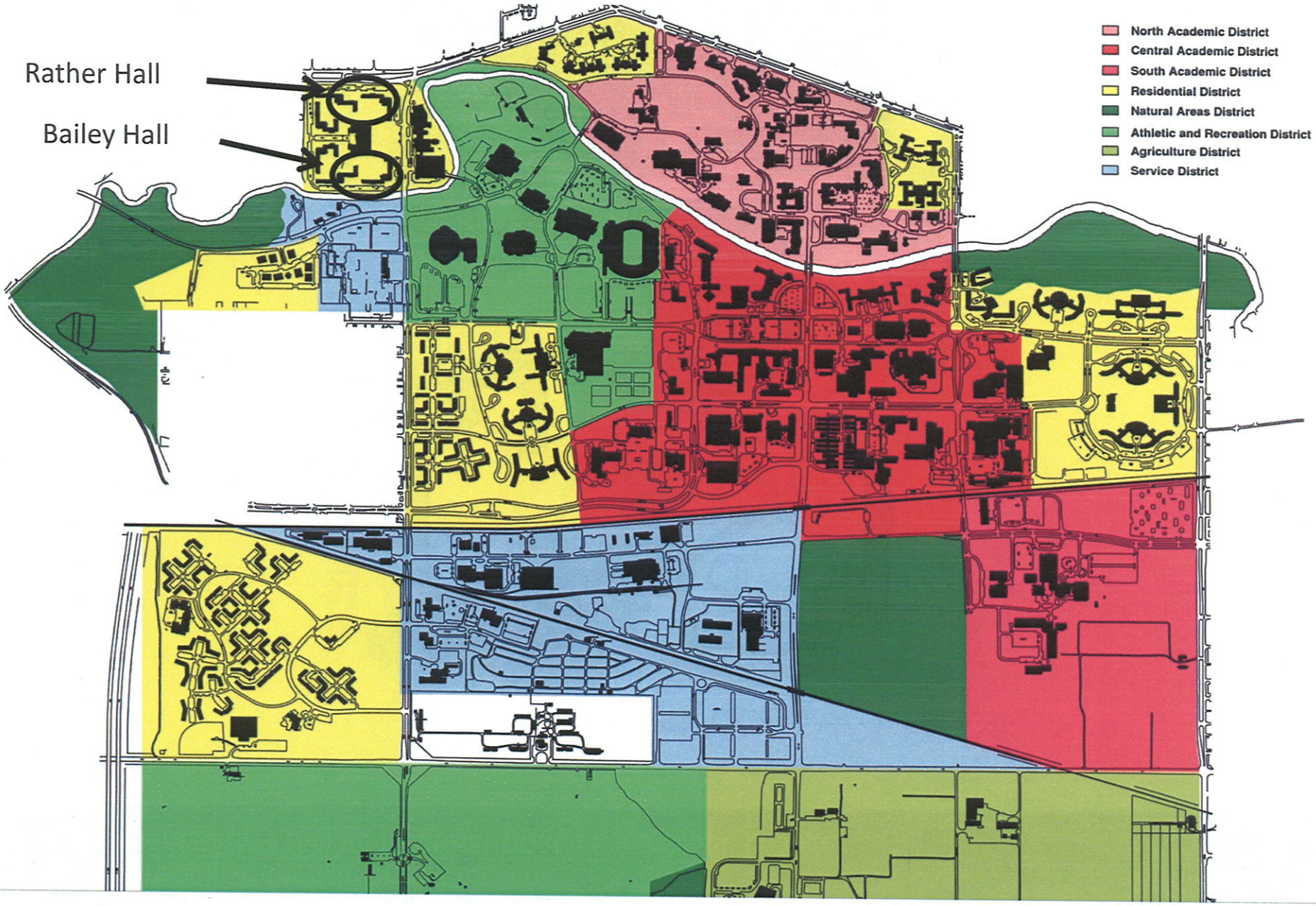
cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe, J. Mumma, R. Nestle, D. Quinney, J. Bonk, J. Emery, V. Gore

CP09070

Project Approval – Authorization to Proceed

Bailey Hall and Rather Hall Renovations (Budget and Scope Change)

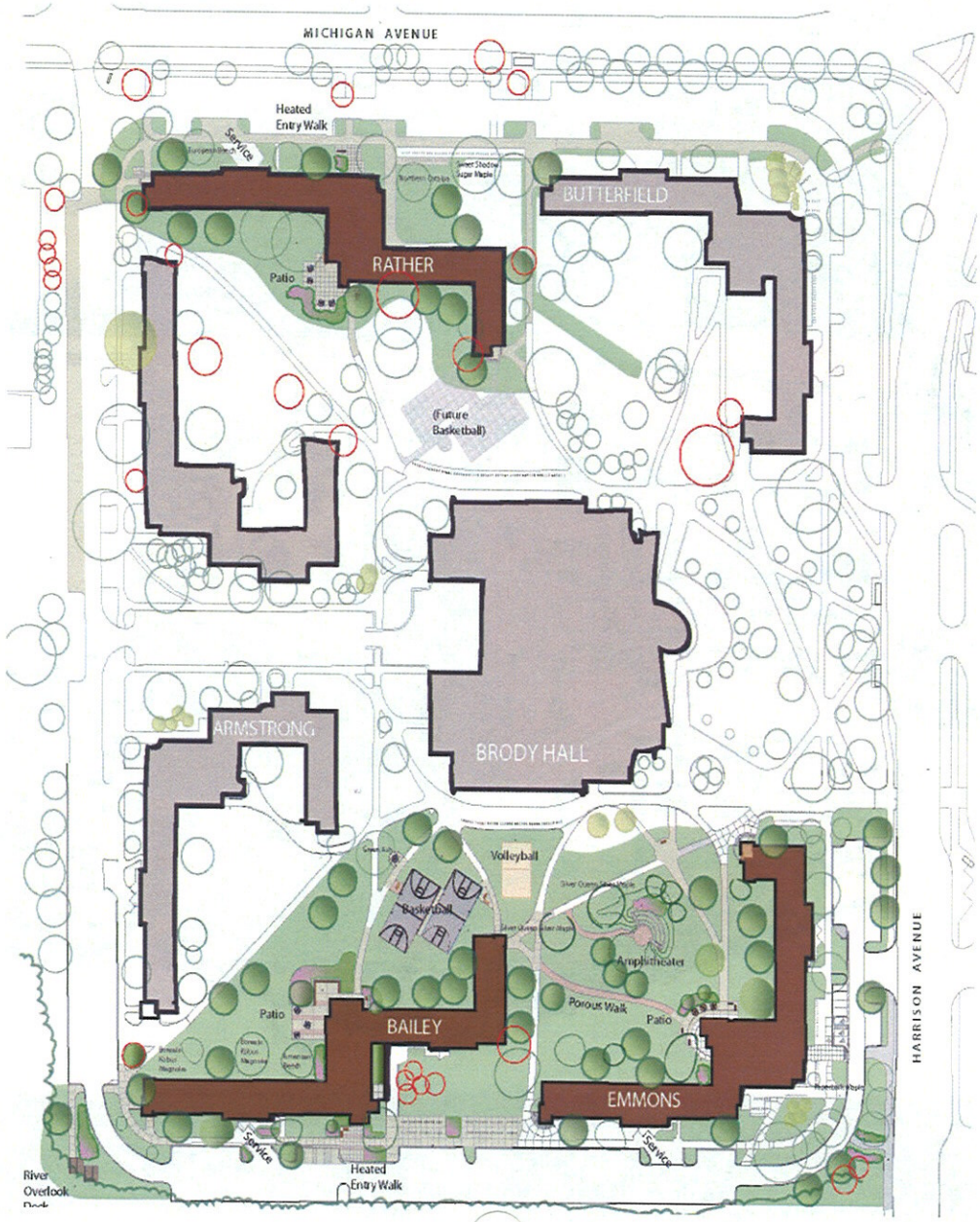
MICHIGAN STATE UNIVERSITY



Project Approval – Authorization to Proceed

Bailey Hall and Rather Hall Renovations (Budget and Scope Change)

MICHIGAN STATE UNIVERSITY



Rather north entrance

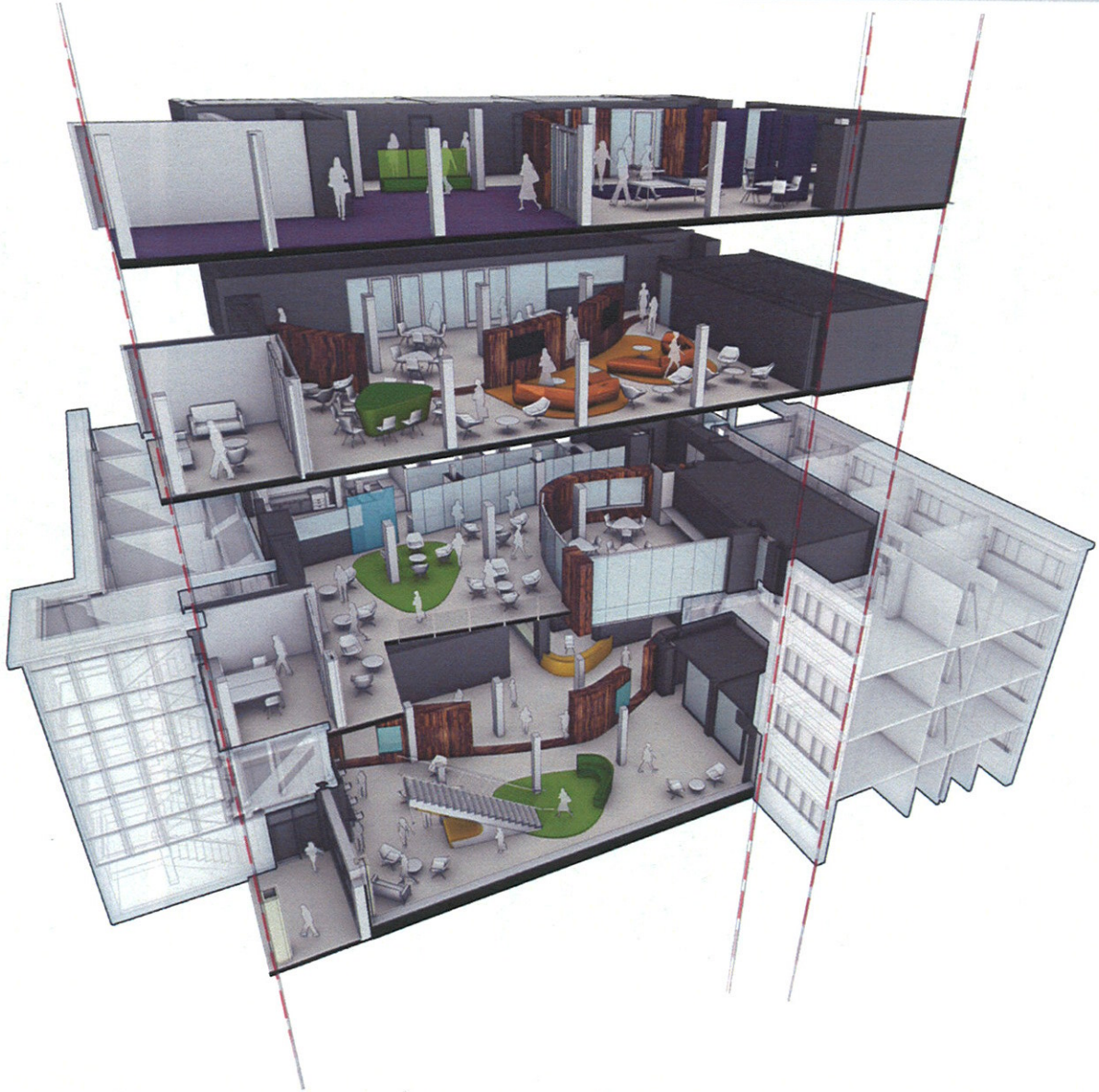
Rather south entrance/student commons

Rather east entrance

Project Approval – Authorization to Proceed

Bailey Hall and Rather Hall Renovations (Budget and Scope Change)

MICHIGAN STATE UNIVERSITY



SHWGROUP

Accent colors

Fourth floor

Third floor

Second floor

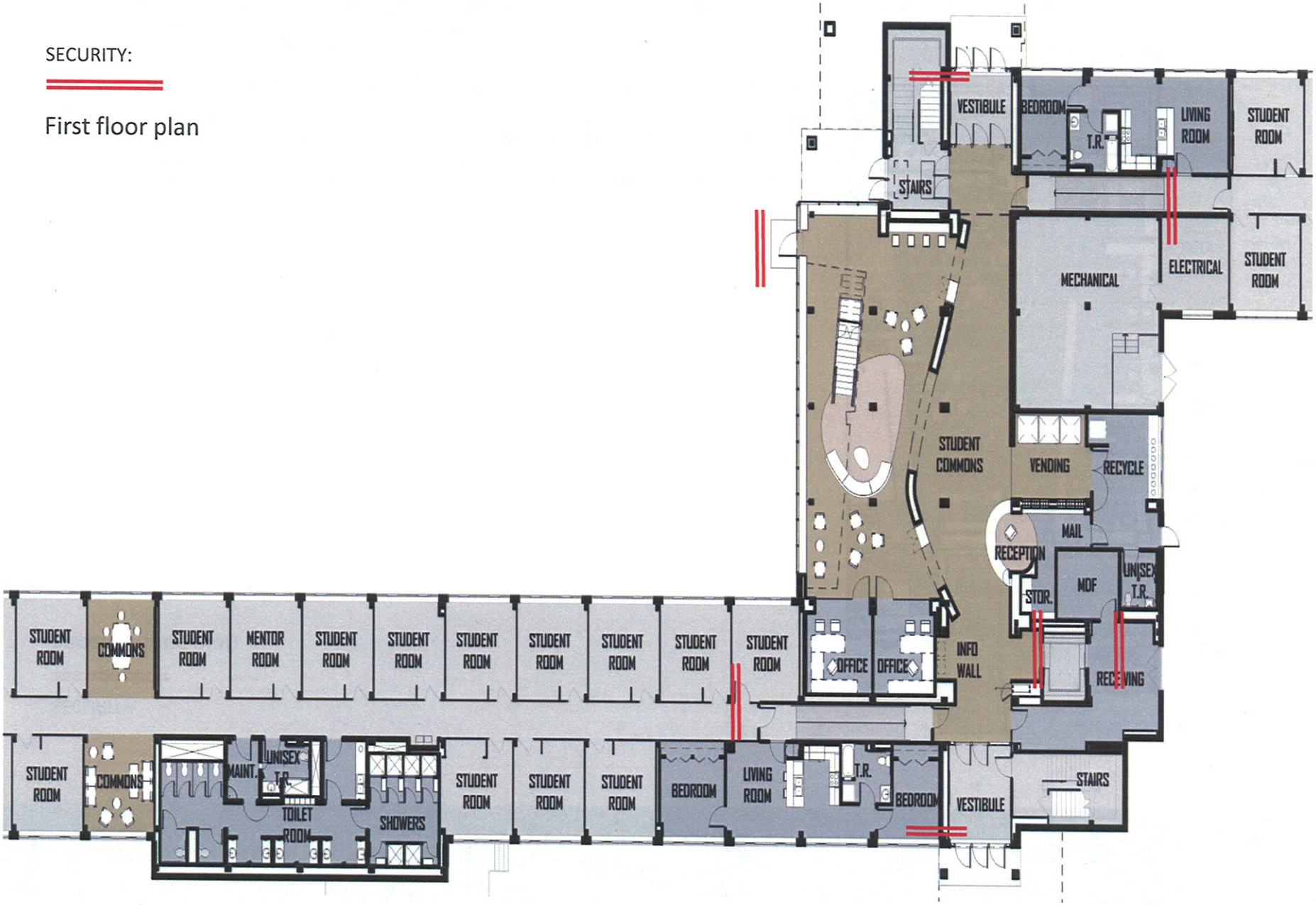
First floor

First floor
student commons

Art glass

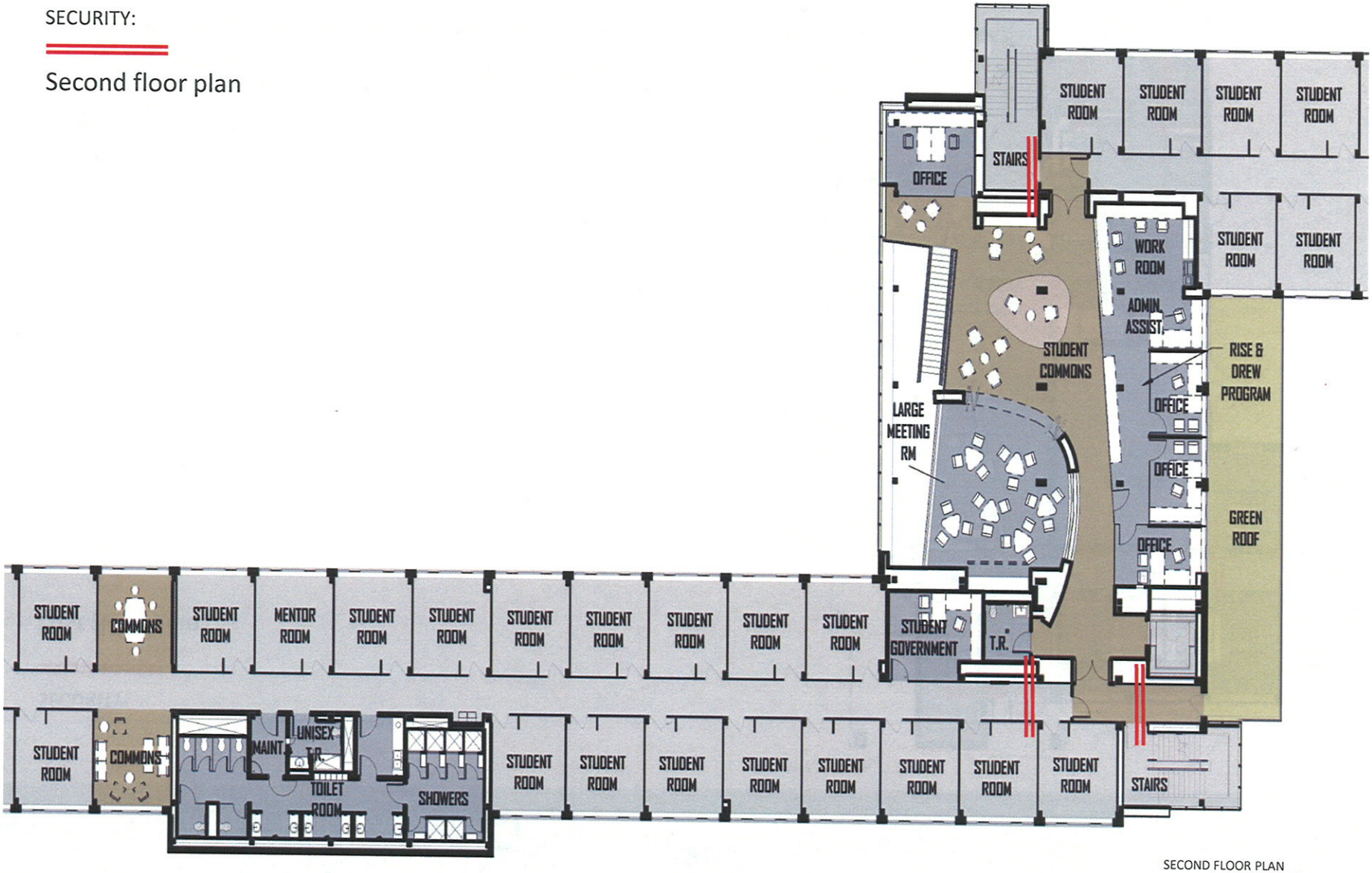
SECURITY:

First floor plan



SECURITY:

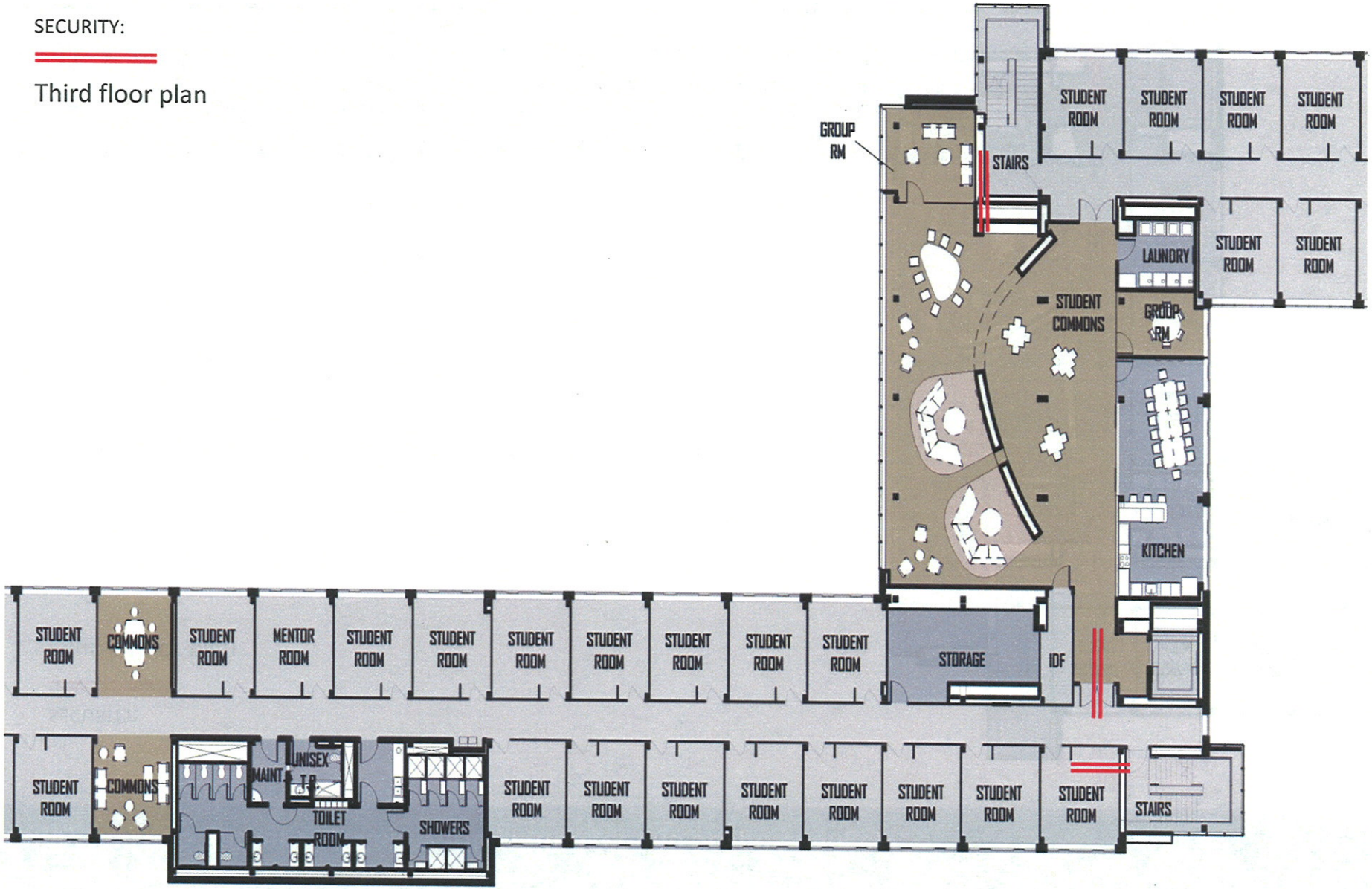
Second floor plan



SECOND FLOOR PLAN

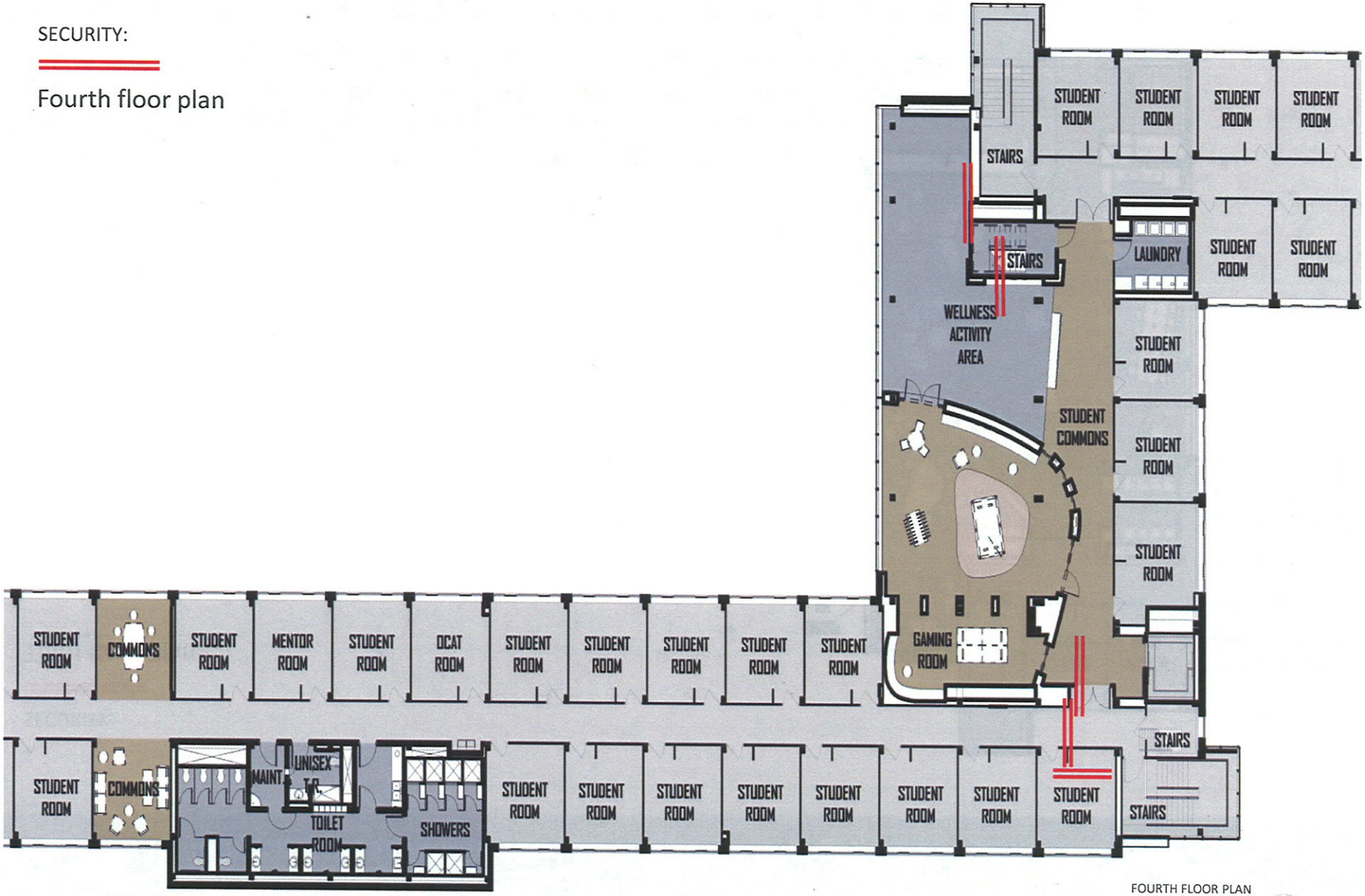
SECURITY:

Third floor plan



SECURITY:

Fourth floor plan



FOURTH FLOOR PLAN

Background Information

MICHIGAN STATE
UNIVERSITY

October 15, 2008

MEMORANDUM

APPROVED
OCT 2 4 2008
Board of Trustees
Michigan State University
VP Finance and Operations

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

CP08307

MICHIGAN STATE
UNIVERSITY

June 7, 2010

APPROVED
JUN 18 2010
Board of Trustees
Michigan State University
Finance and Operations

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.

OFFICE OF THE
VICE PRESIDENT FOR
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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

CP09070