

MICHIGAN STATE
UNIVERSITY

December 1, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Case Hall - First Floor Renovations of Dining Hall

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Case Hall - First Floor Renovations of Dining Hall and to approve a budget of \$20,000,000.

BACKGROUND

Program Need:

Michigan State University has the largest and most diverse self-operated dining service in the country. The division of Residential and Hospitality Services (RHS) provides 30,000 meals daily in 12 residential dining facilities, the MSU Union, the International Center, and 15 coffee houses. The dining facilities range in age from 70 years at Landon Hall to three months at Brody Square. Many of the facilities require renewal to meet today's student dining needs in addition to mechanical, electrical, plumbing, and kitchen improvements. The university is also developing a dining services plan to fit with the neighborhood concept.

Case Hall, located in the south neighborhood, has the greatest renovation need based on projected use of RHS dining facilities by students and guests.

Description of the Project:

Case Hall is located on the southwest corner of the intersection of Shaw Lane and Chestnut Road in the residential district. This project will include a complete renovation of the existing Case Hall dining room and serving area, providing wait-to-cook display platforms, a main dining venue, and a retail/beverage outlet. LEED certification is being pursued for the dining hall. This project will require expansion of the building to the west which will impact the footprint. The project will also include improvements to the lobby reception areas, life and fire safety code upgrades, enhancements to the residence wing corridor finishes, showers, and commissioning requirements. Two large air handling units have also reached the end of their life cycle and will be replaced.



OFFICE OF THE
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The Architect/Engineer is Smith Group. The Construction Manager is Triangle Associates.

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.

Project Cost and Timetable:

The budget for this Construction Manager project is \$20,000,000. The source of funds for this project is from tax-exempt financing with debt repayment from Residential and Hospitality Services – auxiliary fund.

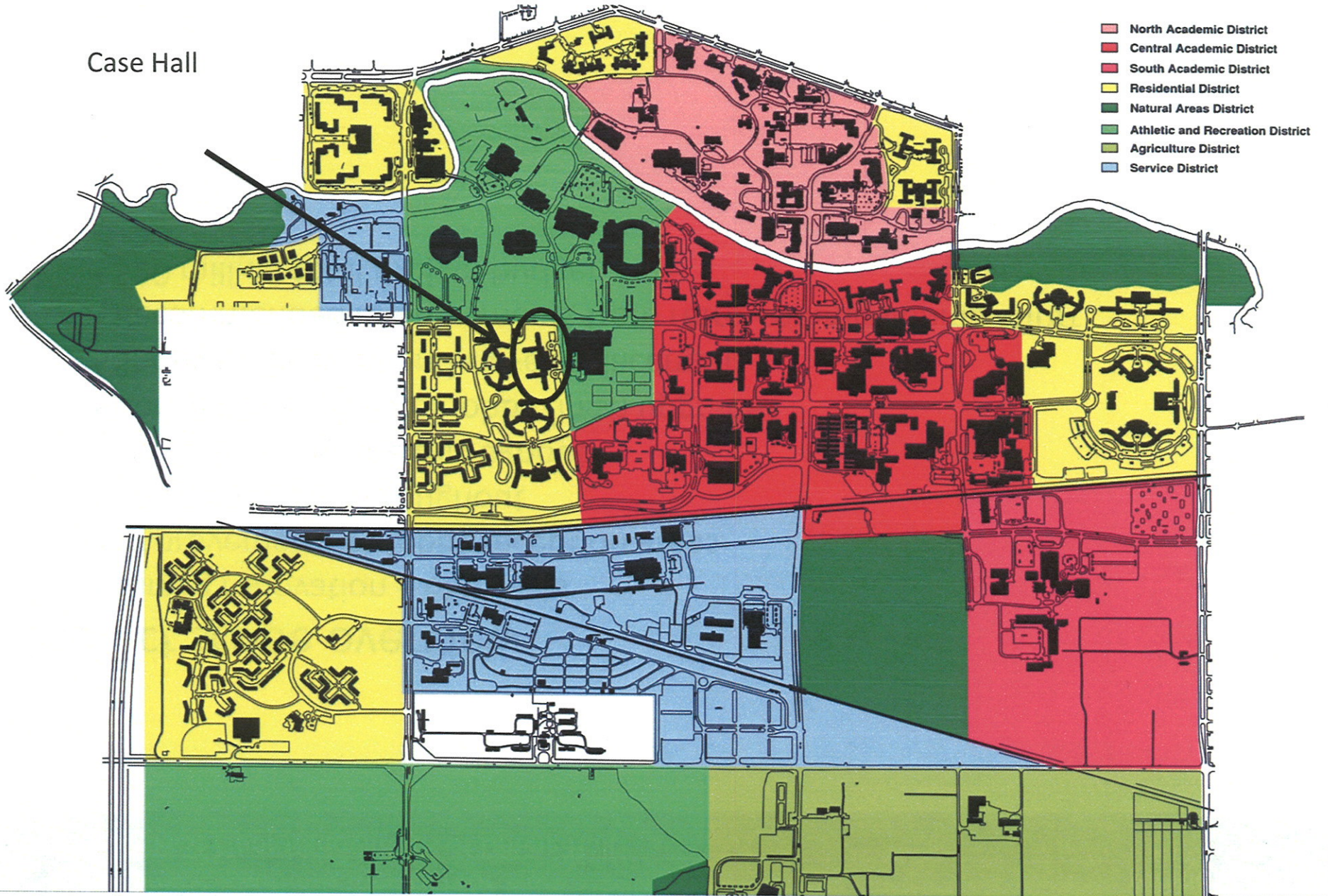
Construction is planned to begin in May 2011, with substantial completion in January 2012, and final completion by January 2013.

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

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Project Approval – Authorization to Proceed
Case Hall – First Floor Renovations of Dining Hall

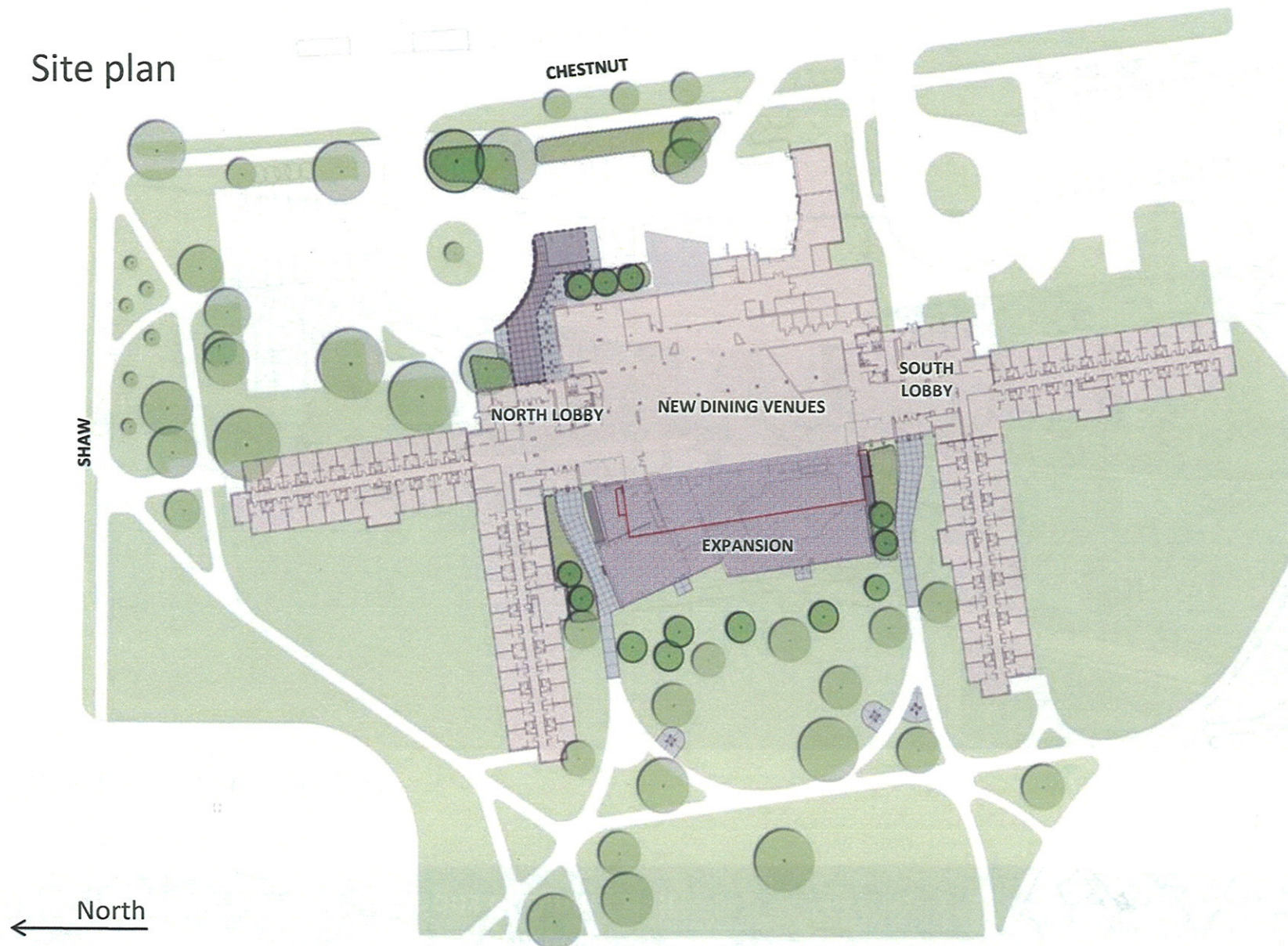
Case Hall



Project scope overview

- Dining renovation – 650 seats
- Improvements to lobby reception areas
- Fire protection throughout
- Fire alarm upgrade throughout
- Corridor and elevator lobby finish upgrades
- Shower enclosure and valve replacement
- Recommended improvements from retro-commissioning effort
- \$20 million total project budget

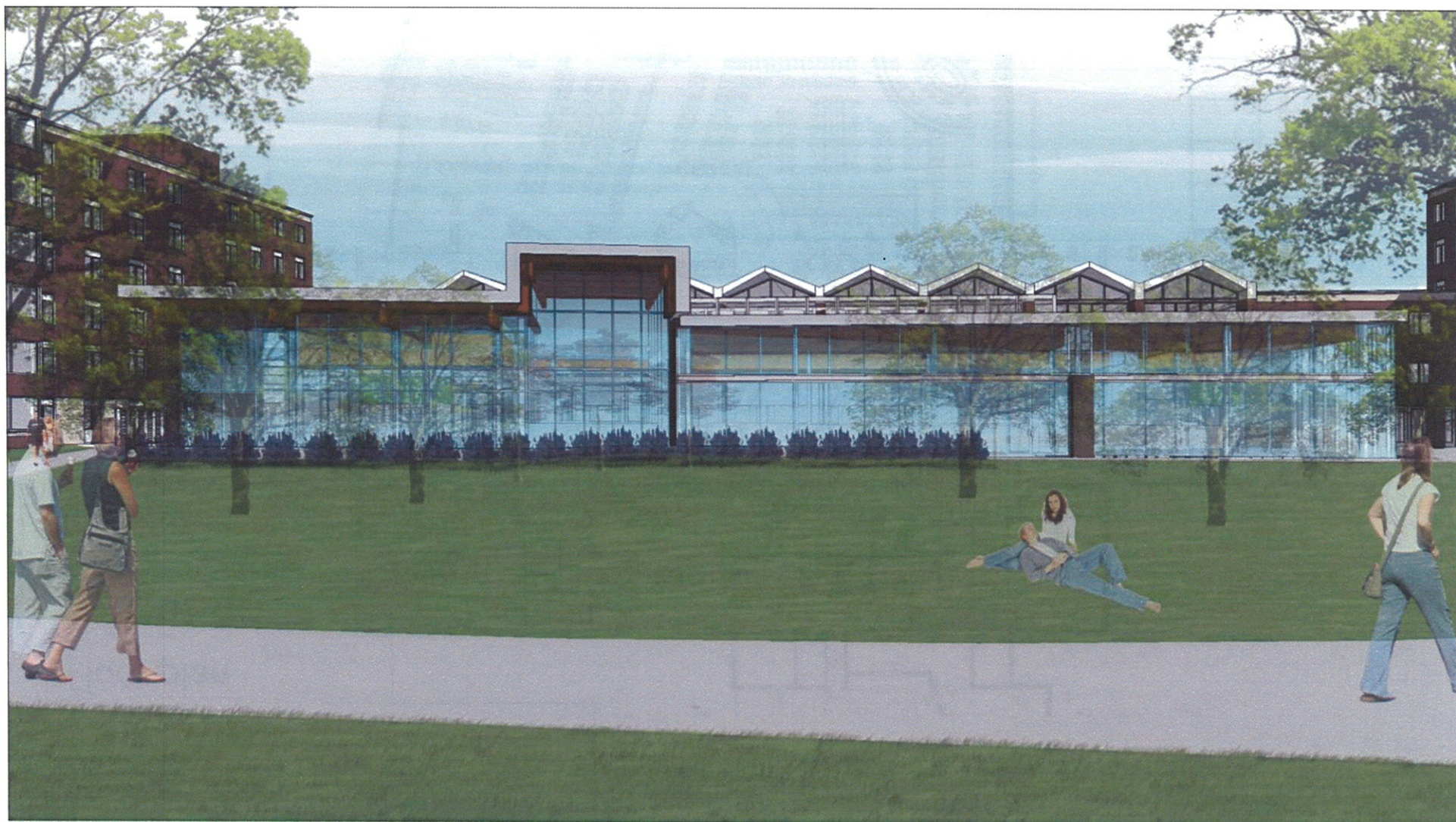
Site plan



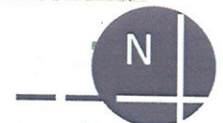
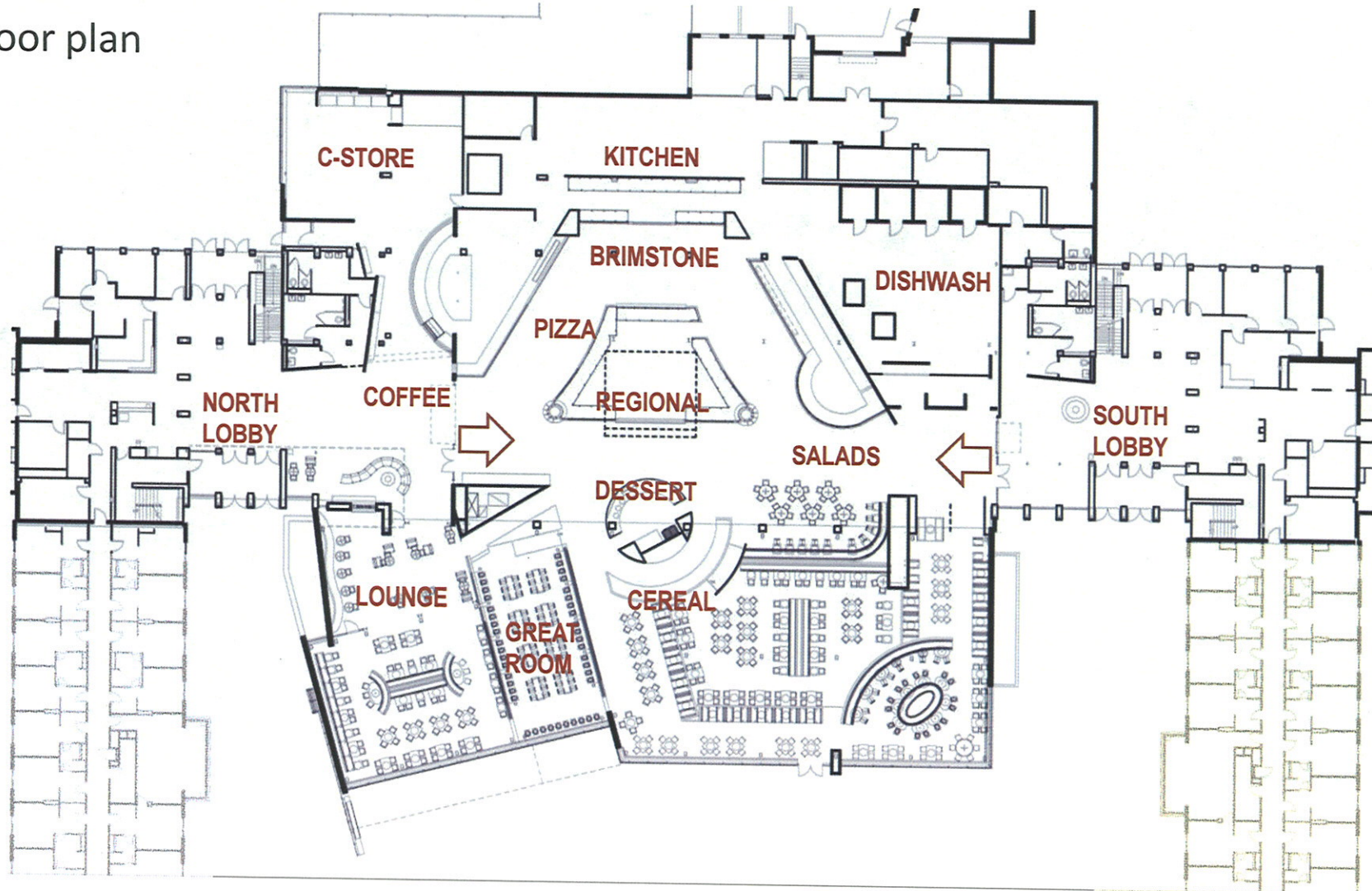
Exterior – New C store



Exterior: West



Floor plan



Residential corridor / plans



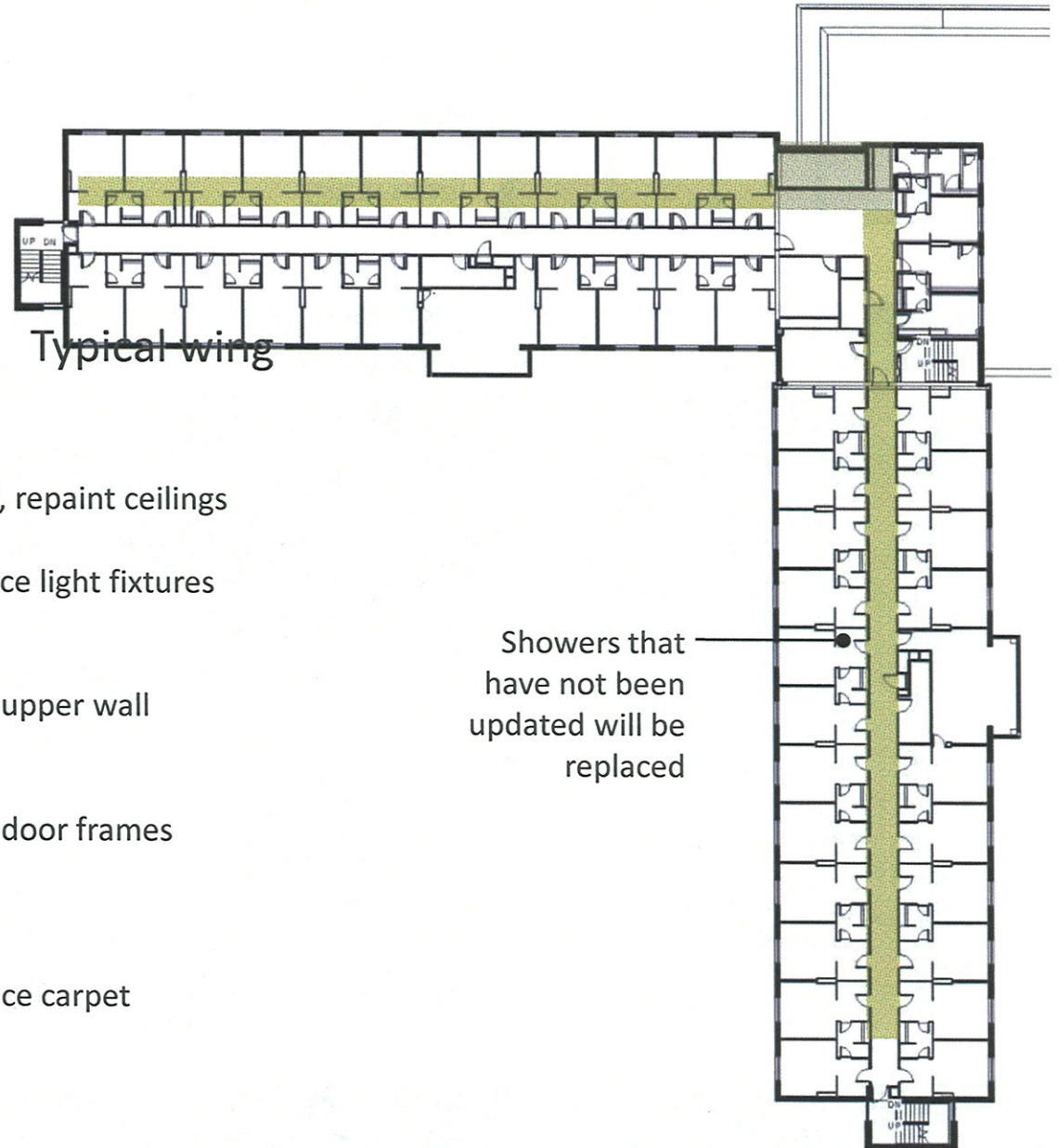
Patch, repaint ceilings

Replace light fixtures

Paint upper wall

Paint door frames

Replace carpet



Typical wing

Showers that
have not been
updated will be
replaced

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Great room



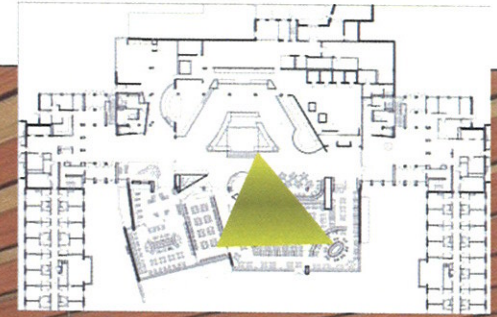
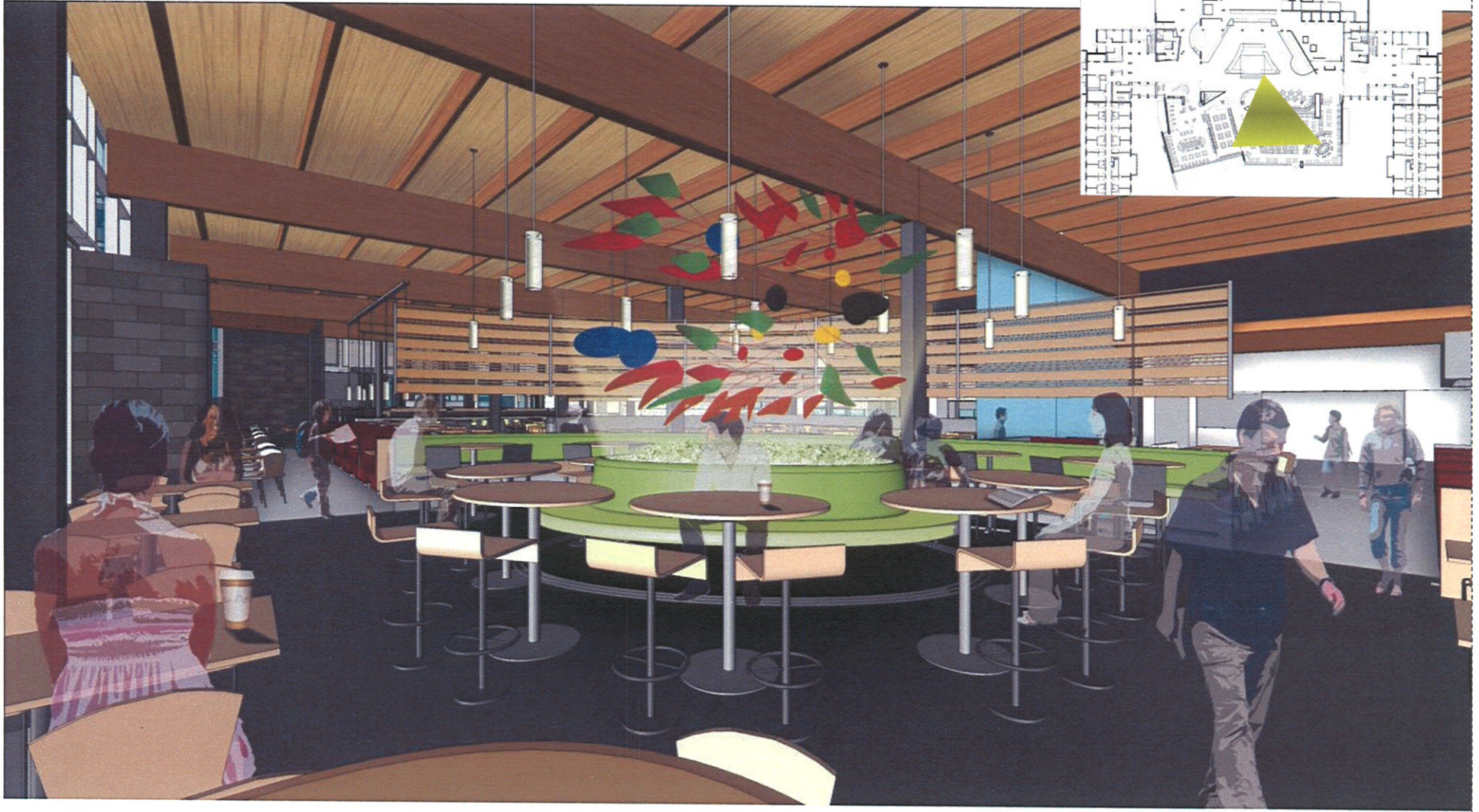
Great room
west elevation



Great room
east elevation

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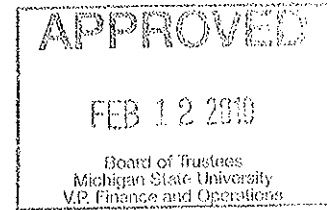
MICHIGAN STATE
UNIVERSITY



Dining room

Background Information

MICHIGAN STATE
UNIVERSITY



February 3, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston

Subject: **Authorization to Plan**
Case Hall – First Floor Renovations of Dining Hall

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Case Hall – First Floor Renovations of Dining Hall.

BACKGROUND

Program Need:

Michigan State University (MSU) has the largest and most diverse self-operated dining service in the country. The division of Residential and Hospitality Services (RHS) provides 30,000 meals daily in 12 residential dining facilities, the MSU Union, the International Center, and 15 coffee houses. The dining facilities range in age from 70 years at Landon Hall to two years at the Gallery in Snyder Phillips Hall. The facilities require renewal to meet today's student dining needs in addition to mechanical, electrical, plumbing, and kitchen improvements. The university is also developing a dining services plan to fit with the neighborhood concept as it is developed.



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AND TREASURER

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Case Hall, located in the south neighborhood, has the greatest renovation need based on projected use of RHS dining facilities by students and guests.

General Description of the Project:

The scope of the project will include a complete renovation of the existing Case Hall dining room and serving area and provide wait-to-cook display platforms, a main dining venue, and a retail/beverage outlet. This renovation may require expansion of the building. The project will include life safety code upgrades, fire safety, and commissioning.

Case Hall is located on the southwest corner of Shaw Lane and Chestnut Road in the residential district. The location of this project is consistent with the Campus Master Plan and Planning Principles.

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 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 \$16,000,000. This estimate may change as planning progresses and the project scope is further defined.

The source of funds for this project is expected to be from tax-exempt financings with debt repayment from RHS.

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

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