

**MICHIGAN STATE**  
**UNIVERSITY**

February 2, 2011

**MEMORANDUM**

**To:** Trustee Finance Committee

**From:** Fred L. Poston 

**Subject:** **Bid and Contract Award** (*scope adjustment*)  
Brody Complex - Steam and Communications Master Plan - Phase III

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to award a contract in the amount of \$1,059,000 to Granger Construction for the project entitled Brody Complex - Steam and Communications Master Plan - Phase III.

BE IT FURTHER RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to amend the project scope to include installation of a water main and communication duct under the Harrison Road Bridge across the Red Cedar River.



**BACKGROUND**

**Program Need:**

The Board authorized this project to proceed in December 2010, and was bid to the scope approved by the Board. The City of East Lansing has since approached the university seeking installation of a 16" water main across the Red Cedar River under the Harrison Road Bridge. This larger water main will resolve low pressure problems in East Lansing's Red Cedar neighborhood and provide additional capacity to university buildings along Harrison Road, should MSU elect to purchase additional softened water in the future. The city would reimburse the university for the cost of this installation. Combining the projects creates an opportunity to more economically install an MSU communication duct along the same path, with the city and university sharing the excavation costs and benefitting from reduced design and construction administration expenses. Installation of this duct is included in the Brody Complex utility master plan, and will relocate additional fiber optic cable out of the steam tunnel, where it is vulnerable to damage.

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**Description of the Project:**

This project will re-support sagging steam and condensate return lines between steam vaults 64 and 65, replace deteriorated steam supports in the Breslin tunnel segment, and repair the water infiltration problem within this segment of tunnel. In addition, a communication duct bank and East Lansing's water main will be installed from the southwest corner of Kalamazoo Street and Harrison Road intersection across the Red Cedar River to the north bank.

**Bid List:**

The following bids were received:

<u>BIDDERS</u>	<u>BID</u>
Granger Construction Company	\$ 1,059,000
Clark Construction Company	1,090,000
Moore Trosper Construction Company	1,121,900
Irish Construction Company	1,152,000
Site Development, Inc.	1,059,000

**Project Cost:**

In December 2010, the Board of Trustees authorized a budget of \$2,350,000 for this project. Due to favorable bidding conditions, the project budget can remain at this amount with the additional scope. The source of funds is the General Fund - Just-in-Time and the City of East Lansing.

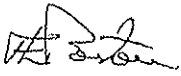
cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe,  
J. Mumma, R. Nestle, D. Quinney K. Neils, Ted Staton

# Background Information

**MICHIGAN STATE  
UNIVERSITY**

June 4, 2008

**MEMORANDUM**

**To:** Trustee Finance Committee  
**From:** Fred L. Poston   
**Subject:** **Authorization to Plan**  
Brody Complex - Steam & Communications 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 - Steam & Communications Master Plan.

**BACKGROUND**

**Program Need:**

The direct buried steam and condensate lines installed in 1953 are deteriorating and in need of replacement. The communication ductbank in this area is full and cannot accommodate future needs. Additionally the installation of a new communication ductbank allows for the removal of the communication cables from the steam tunnel where they are highly susceptible to damage.

**General Description of the Project:**

This project is anticipated to replace the deteriorating direct buried steam and condensate return lines to increase reliability to the region and to install a new communication ductline for additional capacity. Because Brody Complex is located in a flood plain, it is anticipated that the lines will be direct buried instead of utilizing MSU's standard tunnel and vault system. The work will likely be carried out in phases to minimize disruption to the residence halls.

The project site is located along north Harrison Road between Brody Hall Complex and the Kellogg Center in the Residential District. The location of this project is consistent with the Campus Master Plan and Planning Principles.

During planning, the factors relevant to a possible project labor agreement (PLA) requirement for this project will be assessed. If a PLA would be beneficial, a report of the benefits of requiring a PLA for the project will be provided to the Board when authorization to proceed is requested.

**Communication Plan:**

During the planning phase, faculty and staff who work in this area, students who live in Brody Hall, the Resource Center with Persons with Disabilities and Kellogg Center employees 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.



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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 \$12,000,000. This estimate may change as planning progresses and the project scope is defined.

The source of funds for the project is expected to be 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

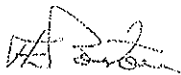
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**MICHIGAN STATE  
UNIVERSITY**

December 1, 2010



**MEMORANDUM**

**To:** Trustee Finance Committee  
**From:** Fred L. Poston   
**Subject:** **Project Approval - Authorization to Proceed**  
Brody Complex - Steam and Communications Master Plan - Phase III

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Brody Complex - Steam and Communications Master Plan - Phase III, and to approve a budget of \$2,350,000.

**BACKGROUND**

**Program Need:**

The steam tunnel section between vault 64 and 65 (located along Kalamazoo Street, north of the Breslin Center) provides the only steam and condensate return service to the Brody Complex and Kellogg Center. Re-support of the sagging steam and condensate return lines between these vaults is necessary to avoid binding the expansion joints which, in turn, could cause major steam/condensate return service failures. Water infiltration within this segment of the tunnel and the branch feeding the Breslin Center is causing significant corrosion and deterioration issues.

**Description of the Project:**

This project involves re-support of sagging steam and condensate return lines between steam vaults 64 and 65, replacement of deteriorated steam supports in the Breslin tunnel segment, and repair of the water infiltration problem within this portion of the tunnel. A new communication duct line for future fiber optics and additional duct line capacity will be installed at the same time to take advantage of potential cost savings and to minimize future campus disruptions. This project is Phase III of a multi-phased utility master plan for the Brody Complex approved by the Board in June 2008.

The Architect/Engineer is Fishbeck, Thompson, Carr and Huber, Inc.



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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 and phasing will be reviewed with the campus community.

**Project Cost and Timetable:**

The budget for this Design-Bid-Build project is \$2,350,000, which is being funded from Just-In-Time funds.

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

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