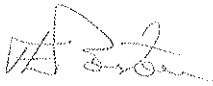


MICHIGAN STATE
U N I V E R S I T Y

October 12, 2011

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Armstrong and Bryan Halls - 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 Armstrong and Bryan Halls - Renovation, and to approve a budget of \$32,000,000.

BACKGROUND

Program Need:

The Brody Complex Master Plan is designed to allow for the optimal planning for the 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 Brody Neighborhood as upperclassmen. The Residential and Hospitality Services (RHS) 2008 Strategic Plan called for renovating the Brody Residence Halls.

Description of the Project:

The Brody Complex is located at the southwest corner of Michigan Avenue and Harrison Road in the residential district. Armstrong and Bryan are the two most western buildings in the complex. 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, asbestos abatement, lighting upgrades, flooring and ceiling replacement, roofing and exterior repair, window replacement, reception desk modifications, and other related improvements throughout the student rooms and common areas. The elevators in Armstrong Hall will also be replaced.

In addition, this project involves the reconfiguration of the community bathrooms and replacement of existing plumbing, along with limited site work, including a heated walkway. The entrance of the buildings will be more defined and canopied.



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There will be a curtain wall on the lobby/lounge areas, and student balconies will be removed. The project is seeking LEED Certification.

The Architect/Engineer is SHW Group.

Based on an assessment of all the factors concerning project labor agreements (PLA) stated in the Board policy on Construction and other Real Property Improvements: Project Planning and Approval, not just those highlighted in the Amendment to Brody Complex Resolutions approved by the Board on October 30, 2009, the Vice President for Finance and Operations and Treasurer has determined that it would not be advantageous to require a PLA 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 \$32,000,000. The source of funds for this project is tax-exempt financing with debt repayment from the Auxiliary Activities Fund - RHS.

Construction is planned to begin in May 2012, with substantial completion in May 2013, and final completion by May 2014.

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