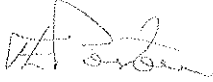


MICHIGAN STATE
UNIVERSITY

October 12, 2011

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Brody Complex - Utility Improvements - Phase IV

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 - Utility Improvements - Phase IV, and to approve a budget of \$1,850,000.

BACKGROUND

Program Need:

The utility distribution system in the Brody Complex is more than 50 years old and no longer able to provide reliable service. The direct-buried steam and condensate return lines from Brody Hall to Rather Hall and Butterfield Hall were installed in 1957 and have been repaired several times. Additionally, the direct-buried condensate return line is the only remaining line serving Kellogg Center and Butterfield Hall.

Description of the Project:

The Brody Complex is located in the southwest corner of Michigan Avenue and Harrison Road in the residential district. This project involves replacing the direct-buried steam and condensate return line from Brody Hall to Rather Hall and Butterfield Hall. Earlier phases have installed a new water main to the Brody Complex and the Kellogg Center, connecting these buildings to the City of East Lansing water supply.

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

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.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

Michigan State University
412 Administration Building
East Lansing, Michigan
48824-1046

Phone 517.355.5014
Fax 517.353.6772
www.vpfo.msu.edu

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.

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 \$1,850,000. The source of funds for this project is tax-exempt financing with debt repayment from the general fund - Just-In-Time.

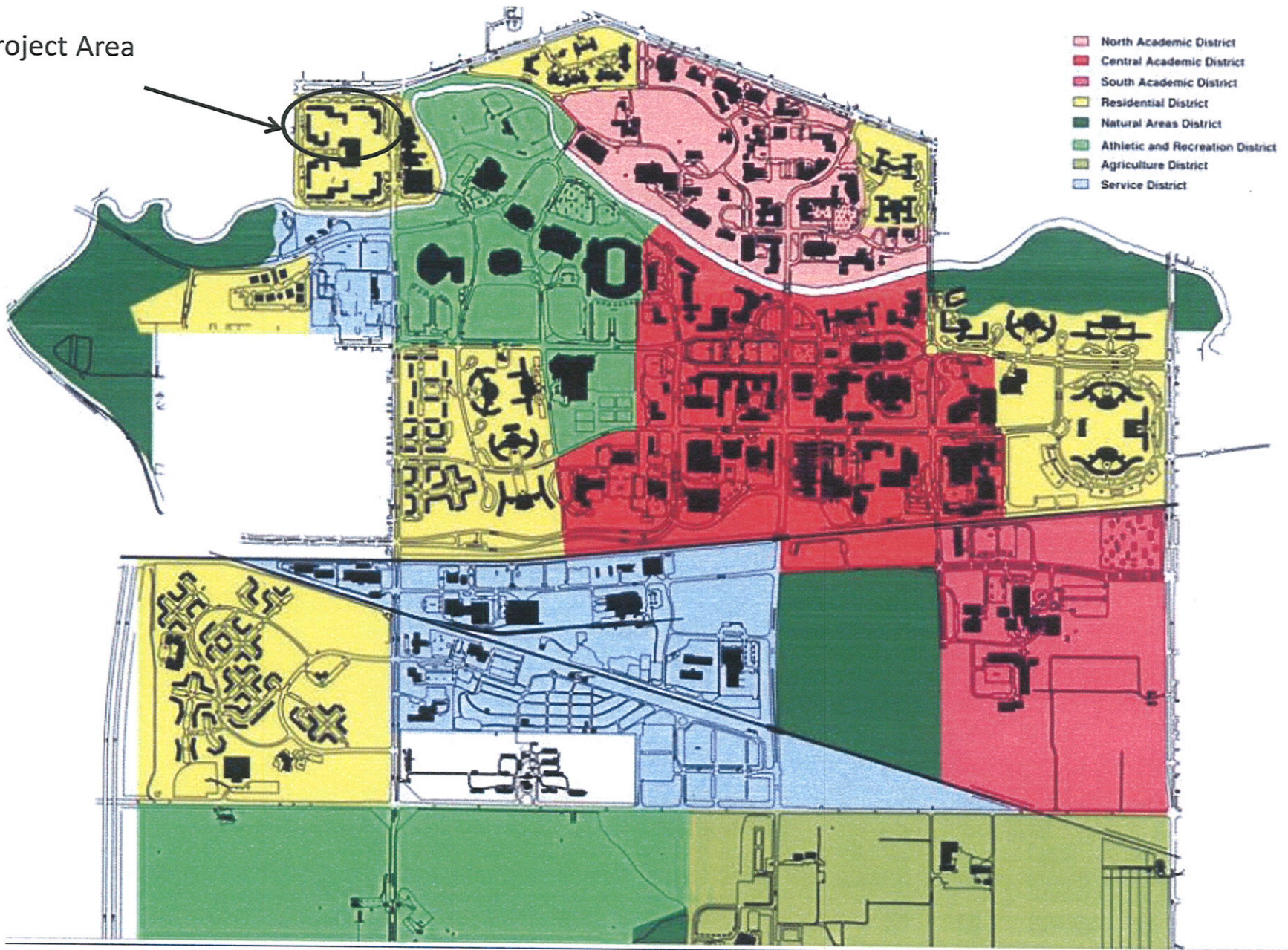
Construction is planned to begin in May 2012, with substantial completion in August 2012, and final completion by April 2014.

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

CP11163

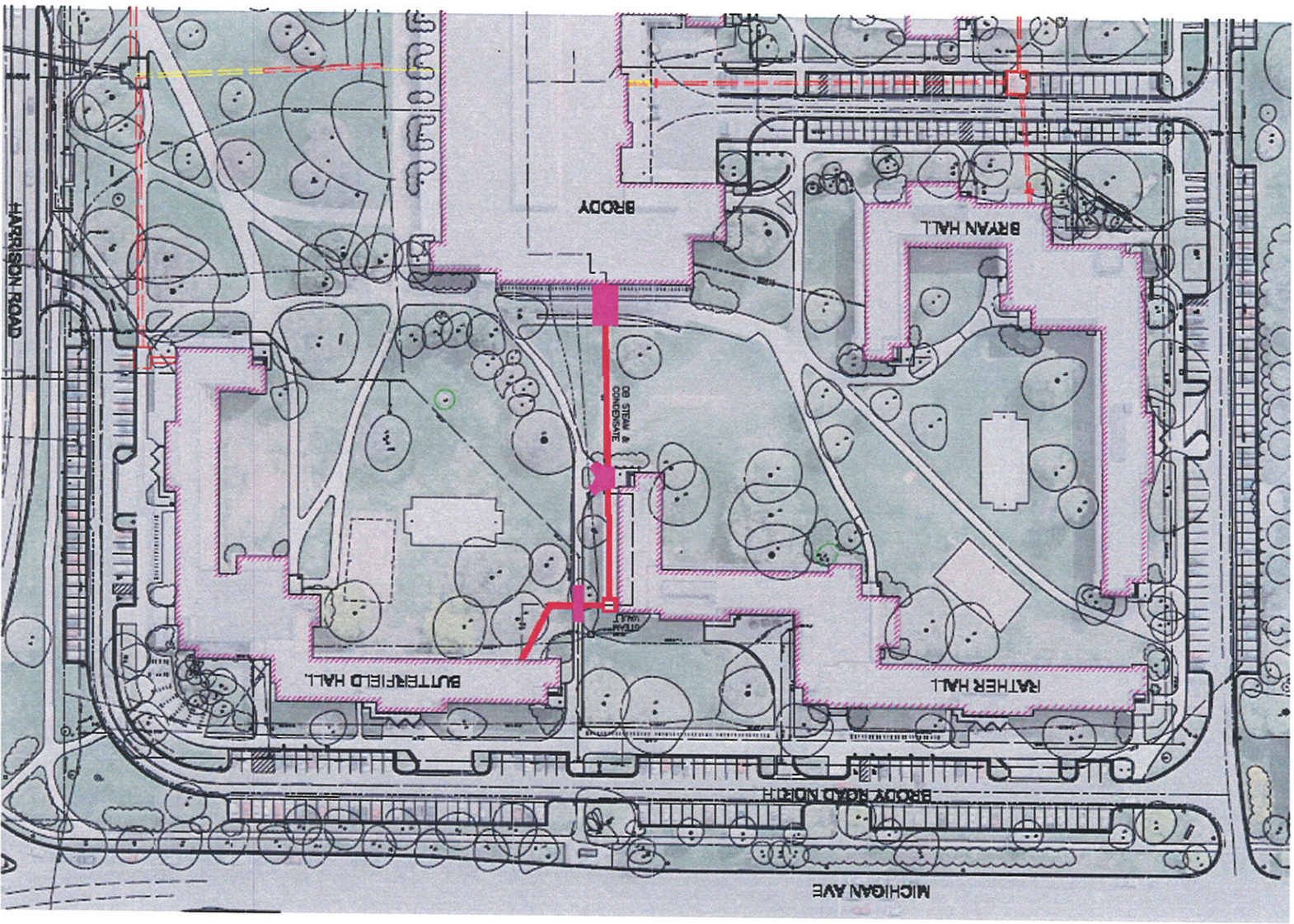
Project Approval – Authorization to Proceed
Brody Complex – Utility Improvements – Phase IV

Project Area



Project Approval – Authorization to Proceed Brody Complex – Utility Improvements – Phase IV

- REPLACE & REINFORCE STORAGE
 - NEW ELECT. RACEWAYS
 - EXISTING STEAM W/OUT A SHORT RUN UP/DOWN
- SYMBOL LEGEND



Background Information


MICHIGAN STATE
UNIVERSITY



October 27, 2009

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: Amendment to Brody Complex Resolutions

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends to the Board of Trustees that the attached Authorization to Plan-Brody Complex -- Master Plan, and the attached Authorization to Proceed-Emmons Hall-Renovations, be amended to reflect the plans of the Vice President for Finance and Operations regarding Project Labor Agreement requirements for Brody Complex residence hall renovation projects, as described below.

BACKGROUND

Program Need:

On December 5, 2008, the Board authorized the administration to proceed with the project entitled Brody Hall -- Renovation. The Vice President for Finance and Operations (VPFO) chose to require that a Project Labor Agreement (PLA) be required in connection with that project, pursuant to Board Policy 02-06-01, "Construction and Other Real Property Improvements: Project Planning and Approval". The VPFO so reported to the Board in the Authorization to Proceed, which included the VPFO's explanation for the PLA requirement.

On June 19, 2009, the Board authorized the administration to proceed with the project entitled Emmons Hall-Renovations. On October 24, 2008, the Board authorized the administration to plan for the project entitled Brody Complex -- Master Plan. The resolutions for these Board actions made no reference to, or evaluation of, the utility of requiring a PLA in connection with the renovation of Emmons or of any or all of the other residence halls in the Brody Complex -- Bailey, Armstrong, Bryan, Rather, and Butterfield Halls.

It has come to the attention of the administration that certain Trustees understood the PLA requirements for the renovation of Brody Hall to extend to the renovation of all the residence halls in the Brody Complex due to the silence of the other Brody Complex resolutions on the PLA issue. Under these circumstances, it seems best to correct that omission and clarify the record by passing an amendment to the Authorization to Plan for Brody Complex and the Authorization to Proceed for Emmons Hall.



OFFICE OF THE
**VICE PRESIDENT
FOR FINANCE
AND OPERATIONS
AND TREASURER**

Fred L. Poston
Vice President

Michigan State University
412 Administration Building
East Lansing, MI
48824-1046

517/355-5014
FAX: 517/353-6772

As noted in the Authorization to Plan for Brody Complex, the overall master plan for Brody Complex renovations will take many years to complete. It is presently anticipated that, during that time, the supply of skilled workers in the construction trades in Michigan may experience a sharp decline. Because the Brody Complex has historically housed almost 25% of the University's incoming first year students since its construction in the 1950's, access to experienced workers in the skilled trades throughout the renovation of the Brody Complex residence halls will be advantageous to the University in managing their renovation and in completing each residence hall renovation on a timely and efficient basis, without disruption to plans for the remaining parts of the overall large, complex, multi-year Brody Complex project.

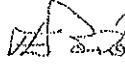
Although it remains unknown at this time whether the renovation of each residence hall other than Emmons will involve the use of a construction manager, a design builder, or a contractor under a design-bid-build process, the VPFO intends to require that a PLA be used in connection with each Brody Complex residence hall renovation project, provided, first, that doing so would not unreasonably restrict competition in the contracting or subcontracting process (per the University's Responsible Contractor Policy), and, second, that an authorized representative of each of the skilled trade unions whose members will perform work on the project confirms to the VPFO that, with a PLA required on the project, it can supply sufficient skilled trade persons to the successful contractor, construction manager, or design builder for that project for its successful, efficient, safe, and timely completion. Thus, the anticipated PLA requirement should help ensure access to sufficient skilled labor during the extended set of Brody Complex residence hall renovations during a time of projected scarcity for such labor in Michigan.

cc: L.K. Simon, K. Wilcox, R. Noto, B. Beekman, 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

**MICHIGAN STATE
UNIVERSITY**

October 15, 2008

MEMORANDUM

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 \$1.20 million. The preliminary project cost estimate for water and electrical utility

S

OFFICE OF THE
VICE PRESIDENT
FOR FINANCE
AND OPERATIONS
AND TREASURER

Fred L. Poston
Vice President

Michigan State University
412 Administration Building
East Lansing, MI
48824-1046

517/355-5014
FAX: 517/353-6772

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 10, 2009

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: Project Approval – Authorization to Proceed
Emmons Hall – Renovations



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Emmons Hall – Renovations and to approve a budget of \$15,500,000.

BACKGROUND

Program Need:

The Division of Housing and Food Services has identified Emmons Hall, constructed in 1955, as the next residence hall in a series of six halls in the Brody complex requiring major renovation.

Description of the Project:

Emmons Hall is located on the west side of Harrison Road in the southeast corner of the Brody Complex in the Residential District. The project will include Just-In-Time needs of the hall such as all major mechanical, electrical and ventilation upgrades and replacement, as well as the addition of life safety systems, ADA code-required modifications, elevator replacement, asbestos abatement, lighting upgrades, flooring and ceiling replacement, roofing and exterior repair, reception desk modifications, furnishings, and other related improvements. Community bathrooms will be reconfigured and existing plumbing will be replaced. The entrance of the building will be more defined and contain a canopied entrance, providing a curtain wall on the north lobby/lounge, and student balconies will be removed.

The Architect/Engineer is Design Plus.

Communication Feedback:

Faculty, staff, and students who work or live in Emmons Hall were given an opportunity to provide feedback during the planning phase; issues raised 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



OFFICE OF THE
VICE PRESIDENT
FOR FINANCE
AND OPERATIONS
AND TREASURER

Fred L. Poston
Vice President

Michigan State University
412 Administration Building
East Lansing, MI
48824-1046

517/355-5914
FAX: 517/353-6772

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 building occupants and key administrators.

Project Cost and Timetable:

The budget for this Design-Bid-Build project is \$15,500,000. The source of funds for this project is expected to be from tax-exempt financings with debt repayment from Auxiliary Activities Fund -- Housing and Food Services.

Construction is planned to begin in May 2010 and will be substantially complete by July 2011, with final completion by July 2012.

cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe,
J. Mumma, R. Nestle, D. Quinney, N. Carter, V. Gore, S. Margraves, N. Carter

CP06591