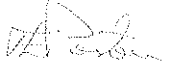


MICHIGAN STATE
UNIVERSITY

October 12, 2011

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Shaw Hall - New Dining Hall and Food Emporium

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Shaw Hall - New Dining Hall and Food Emporium, and to approve a budget of \$13,950,000.

BACKGROUND

Program Need:

The Residential and Hospitality Services (RHS) Dining Master Plan calls for creating an integrated approach to neighborhood dining across campus; aligning dining capacities with projected changes in housing occupancy to meet demands and needs for any given part of campus. The central location of Shaw Hall and the dated condition of the facility make this project a high priority for dining renovations.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

Michigan State University
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48824-1046

Phone 517.355.5014
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Description of the Project:

The Shaw Hall building is located on Shaw Lane in the central academic district. This project involves creating a state of the art new dining hall for Shaw Hall and other renovations including a new elevator to connect to the terrace level, new loading dock, and improvements to the lobbies and lounges on the first floor adjacent to the dining hall. The project will also include removing the parking lot west of Shaw Hall and replacing it with grass, and replacing the deteriorated water main piping south of the building.

The Architect/Engineer is Neumann/Smith Architecture. The Construction Manager is Clark Construction Company.

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 and Treasurer has determined that a PLA would not be required 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:

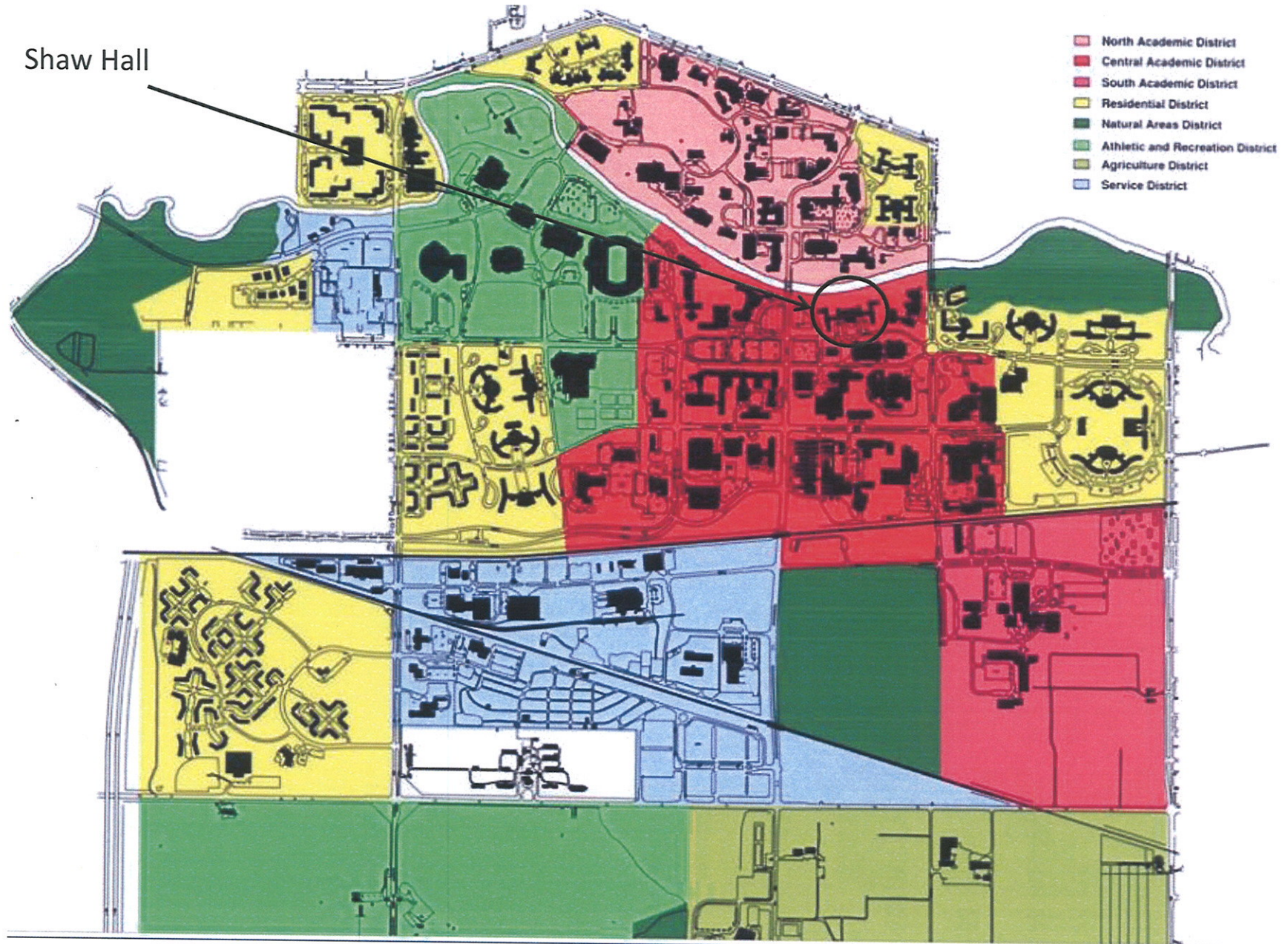
The budget for this Construction Manager project is \$13,950,000. The source of funds for this project is expected to be tax-exempt financing with debt repayment from a combination of the auxiliary activities fund - RHS, along with the general fund - Just-In-Time and the parking reserve.

Construction is planned to begin in May 2012. Substantial completion for dining will be in December 2012, and substantial completion for the parking lot removal in June 2013. Final completion for the entire project is planned for December 2013.

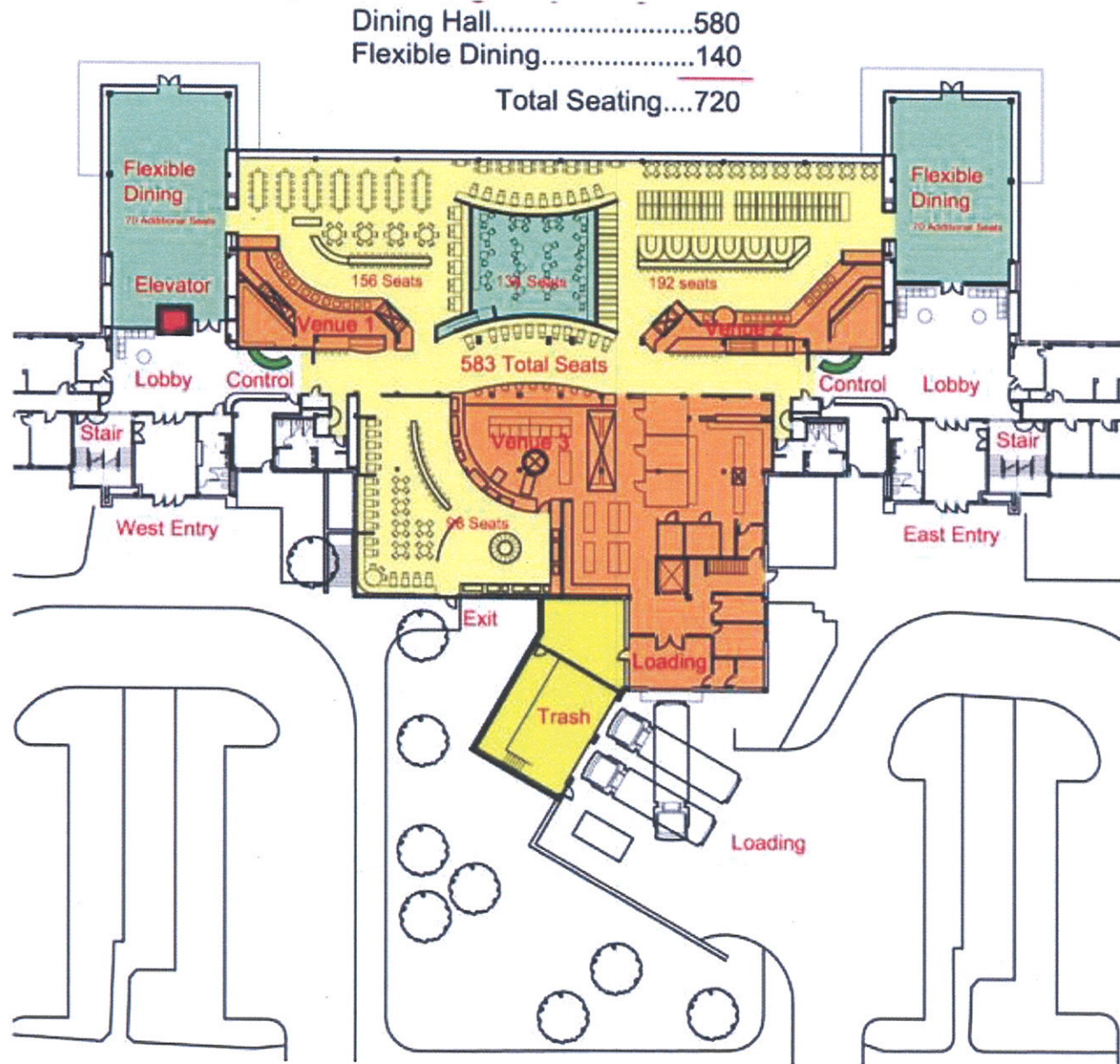
cc: D. Brower, R. Flinn, J. Kacos, G. Klein, B. Kranz, K. Lindahl, M. McCabe, J. Mumma, R. Nestle, D. Quinney, L. Adams, J. Bonk, J. Emery, V. Gore, R. Patterson, K. Neils

Project Approval – Authorization to Proceed Shaw Hall – New Dining Hall and Food Emporium

Shaw Hall



Project Approval – Authorization to Proceed
 Shaw Hall – New Dining Hall and Food Emporium



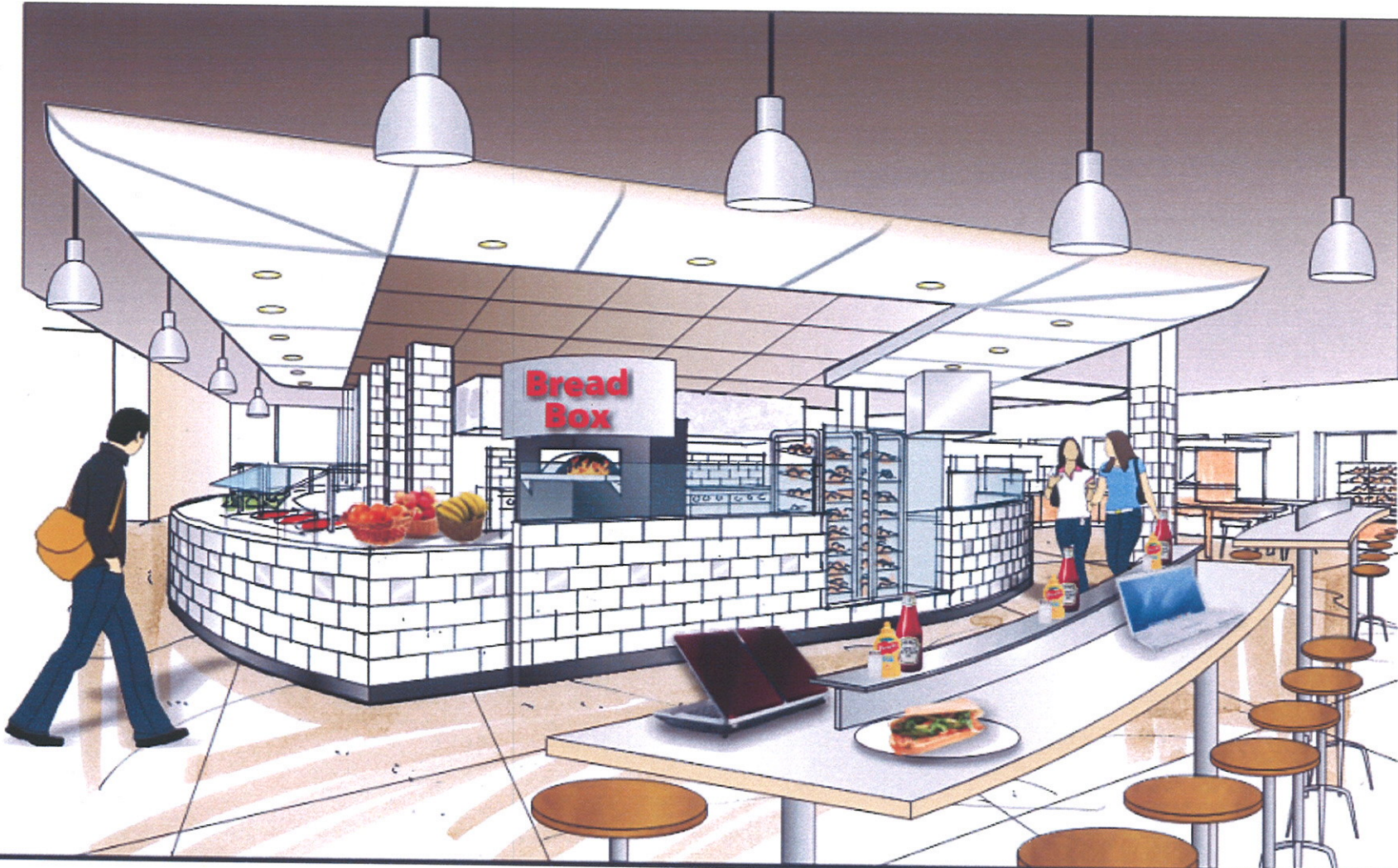
Dining Hall.....580
 Flexible Dining.....140
 Total Seating....720

Seating Capacity
 Dining Hall.....580
 Flexible Dining.....140
 Total Seating....720

Proposed Floor Plan

Project Approval – Authorization to Proceed
Shaw Hall – New Dining Hall and Food Emporium

MICHIGAN STATE
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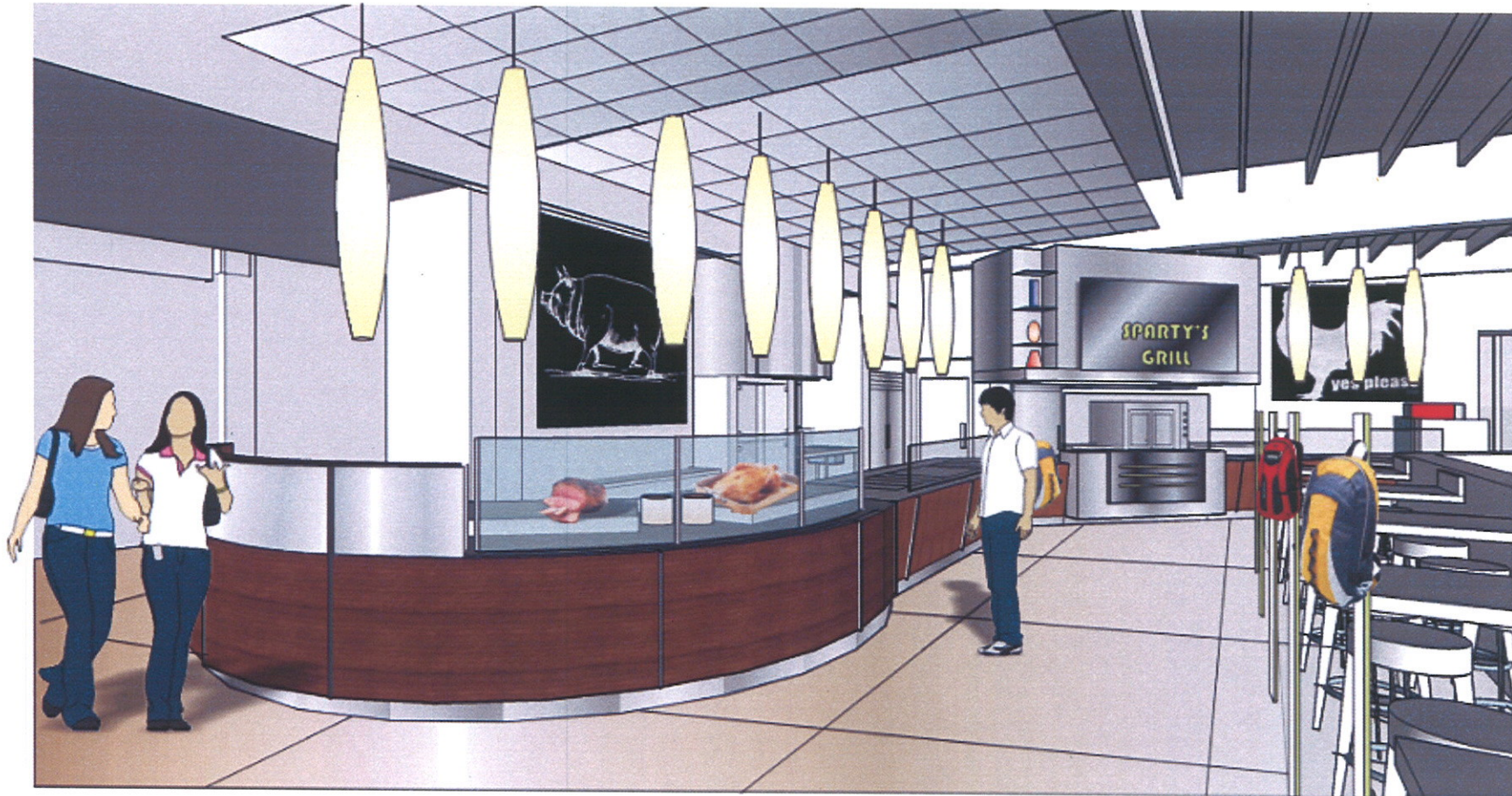
Shaw Dining Hall Renovation
Michigan State University

Bread Box Serving Line

NEUMANN
SMITH

MCM MESHER
SHING
MCNUTT

Project Approval – Authorization to Proceed
Shaw Hall – New Dining Hall and Food Emporium



Shaw Dining Hall Renovation
Michigan State University

Spartan's Bistro Serving Line

NEUMANN
SMITH

MSM MESHER
SHING
MCRUDD

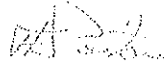
Background Information

MICHIGAN STATE
UNIVERSITY

June 7, 2010

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Authorization to Plan**
Shaw Hall - New Dining Hall and Food Emporium



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Shaw Hall - New Dining Hall and Food Emporium.

BACKGROUND

Program Need:

The Residential and Hospitality Services (RHS) Dining Master Plan calls for creating an integrated approach to neighborhood dining across campus, aligning dining capacities with projected changes in housing occupancy to meet demands and needs for any given part of campus. The central location of Shaw Hall and dated condition of the facility make this project a high priority for dining renovations.

General Description of the Project:

The planning of this project is anticipated to include a new dining hall and food emporium for Shaw Hall in accordance with the RHS Dining Master Plan. It is currently anticipated that the upper level will continue to operate in a dining hall format and the lower level will be expanded to create additional RHS retail dining capacity that is needed in that part of campus.

Shaw Hall is located on Shaw Lane in the Central Academic 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 and Treasurer has determined that a PLA would not be required for this project.



OFFICE OF THE
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Communication Plan:

During the planning phase, the campus community will be given 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 \$11,700,000. 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 financing with debt repayment from the auxiliary activities fund - Residential and Hospitality Services.

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

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