


MICHIGAN STATE
UNIVERSITY

January 18, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Bid and Contract Award** (*budget reduction*)
Armstrong and Bryan Halls - Renovation

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 \$22,974,000 to the Christman Company and that the budget be reduced from \$32,000,000 to \$30,900,000 for the project entitled Armstrong and Bryan Halls - Renovation.



BACKGROUND

Description of the Project:

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 includes 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 the existing plumbing, along with limited site work, including a heated walkway. The entrances of the buildings will be more defined and canopied. There will be a curtain wall on the lobby/lounge areas, and the student balconies will be removed. The project is seeking LEED Certification.

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Bid List:

The following bids were received:

<u>BIDDER</u>	<u>BID</u>
The Christman Company	\$ 22,974,000
Granger Construction Company	23,109,000
Triangle Associates, Inc.	23,249,000
Wolverine Building Group	23,300,000
Clark Construction Company	23,895,000
DeMaria Building Company	24,079,000
Barton Malow Company	24,999,000

Project Cost:

In October 2011, the Board of Trustees authorized a budget of \$32,000,000 for this project. Due to favorable bidding conditions, the project budget will be reduced to \$30,900,000. The source of funds for this project is tax-exempt financing with debt repayment from the Auxiliary Fund - Residential and Hospitality Services.

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

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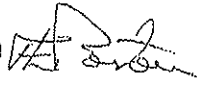
Background Information

**MICHIGAN STATE
UNIVERSITY**

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.

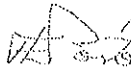
Construction is planned to begin in May 2012, with substantial completion in May 2013, and final completion by May 2014.

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

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 \$120 million. The preliminary project cost estimate for water and electrical utility



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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

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