

MICHIGAN STATE  
UNIVERSITY

January 18, 2012

**MEMORANDUM**

**To:** Trustee Finance Committee

**From:** Fred L. Poston 

**Subject:** **Project Approval - Authorization to Proceed**  
McDonel Hall - River Trail Neighborhood Engagement Center

**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled McDonel Hall - River Trail Neighborhood Engagement Center, and to approve a budget of \$5,500,000.

**BACKGROUND**

**Program Need:**

Residential and Hospitality Services is leading the process to transform clusters of residence halls into neighborhoods, where students in those halls discover and create their own communities in a setting that provides innovative and integrated support services located right where they live and learn. Engagement centers are a key component to this concept. This engagement center will provide an environment in which the Four Pillars of the neighborhood come together to enhance the living learning experience. The Four Pillars of a neighborhood include Residential Support, Health and Wellness, Academic Success, and Intercultural Engagement. There is a need for an engagement center on central campus to service the River Trail neighborhood.

**Description of the Project:**

McDonel Hall is located on Shaw Lane across from the IM East in the Residential District. This project involves renovations that will include fire suppression, lighting, and cosmetic upgrades for a community kitchen, renovations to accommodate the engagement center concept including meeting space, neighborhood support offices, open computer space, a health clinic, Sparty's Convenience Store, and the creation of two student-centric high-tech classrooms.

The Architect/Engineer is Integrated Design Solutions. The Construction Manager is Granger Construction.



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

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.

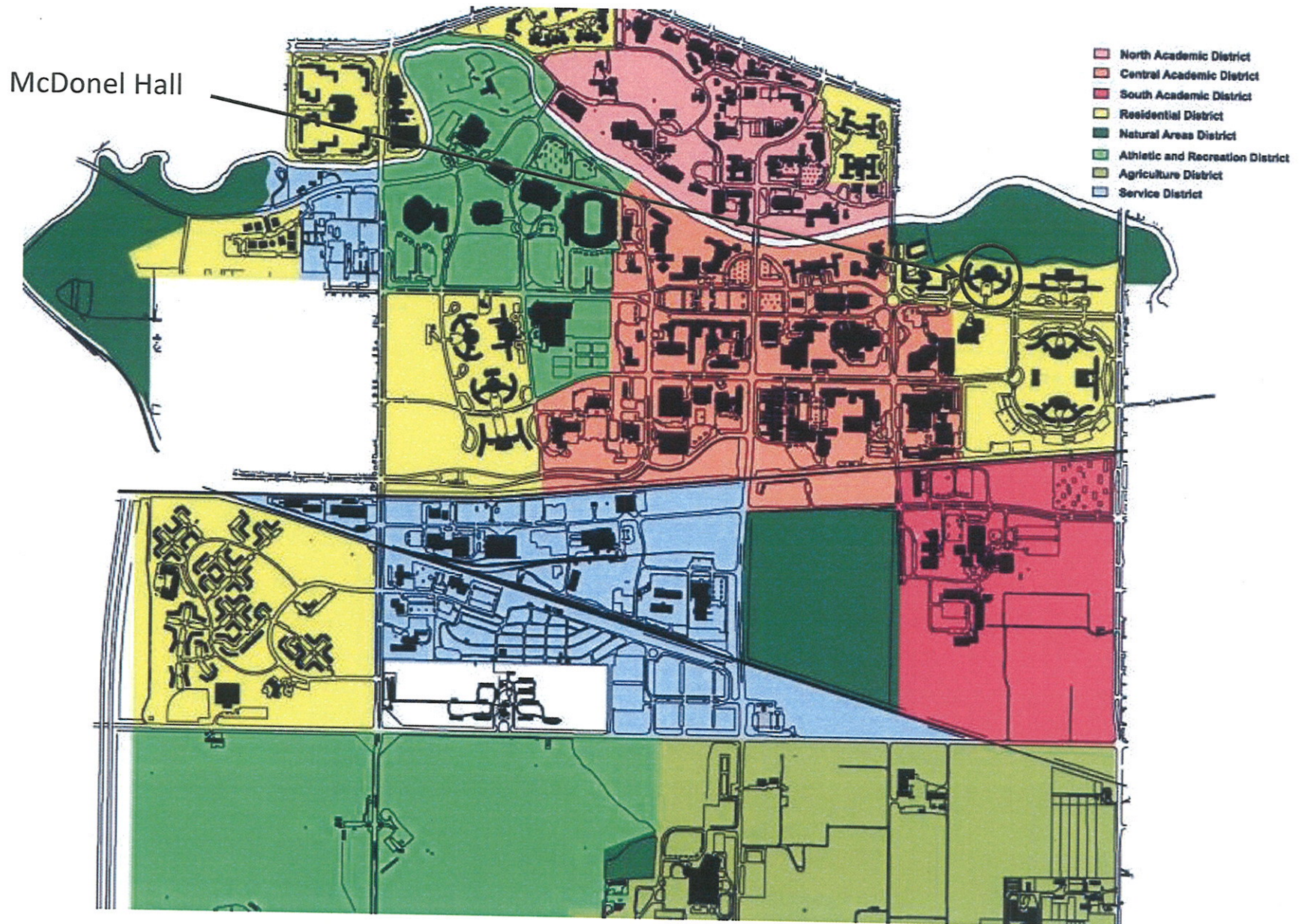
**Project Cost and Timetable:**

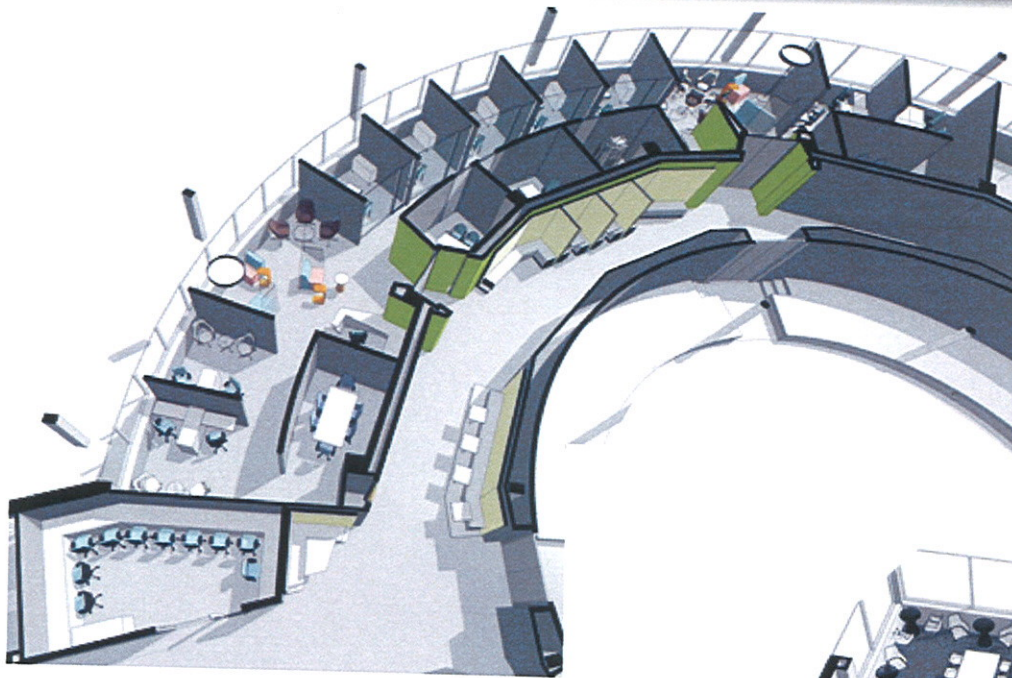
The budget for this Construction Manager project is \$5,500,000, which is being funded by the Auxiliary Fund - Residential and Hospitality Services and the General Fund.

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

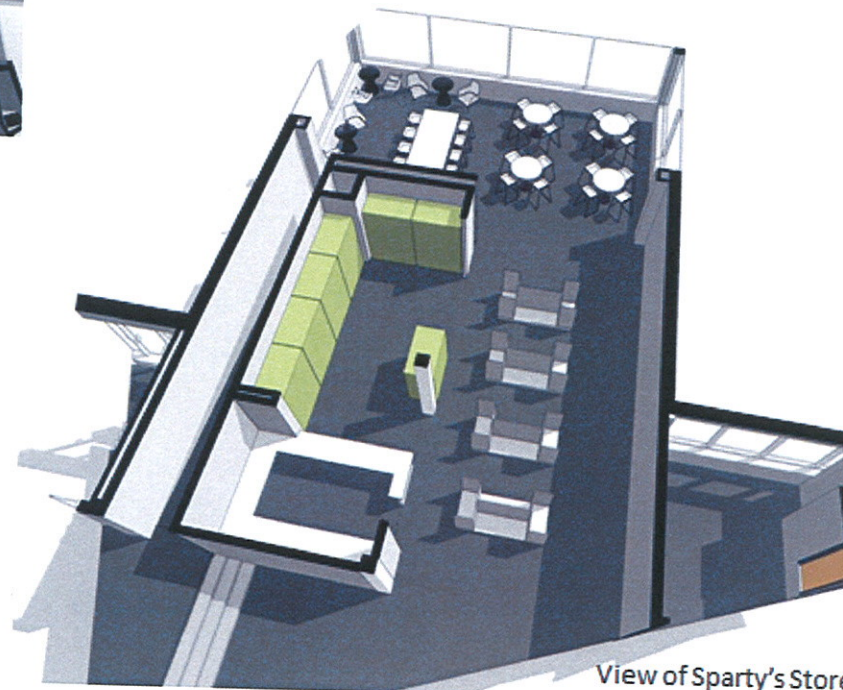
cc: R. Flinn, M. Haas, J. Kacos, G. Klein, B. Kranz, B. Latta, K. Lindahl, M. McCabe, J. Mumma, R. Nestle, D. Quinney, J. Bonk, J. Emery, V. Gore, R. Patterson

Project Approval – Authorization to Proceed  
McDonel Hall – River Trail Neighborhood Engagement Center





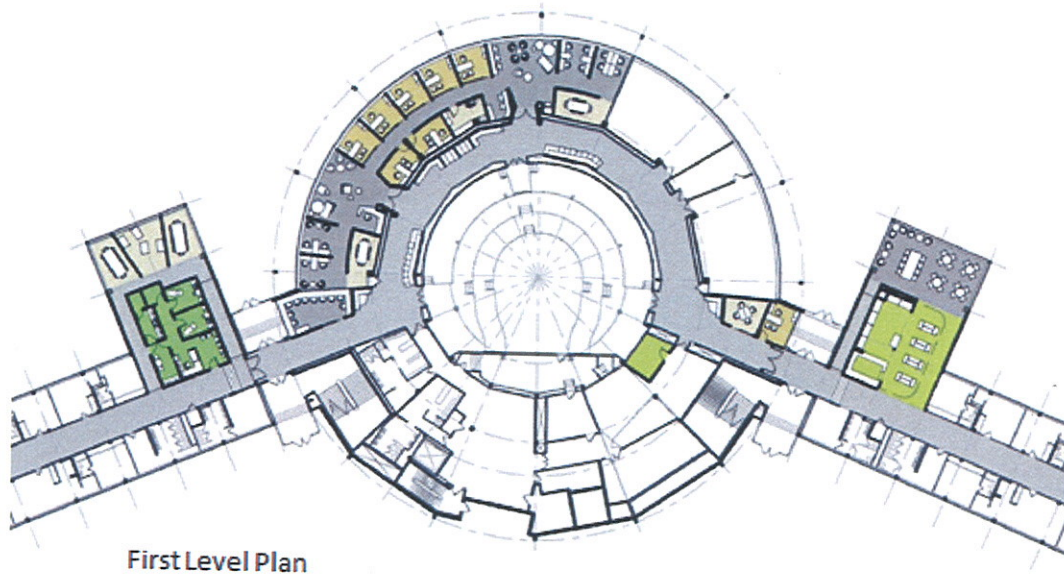
View of Engagement Center



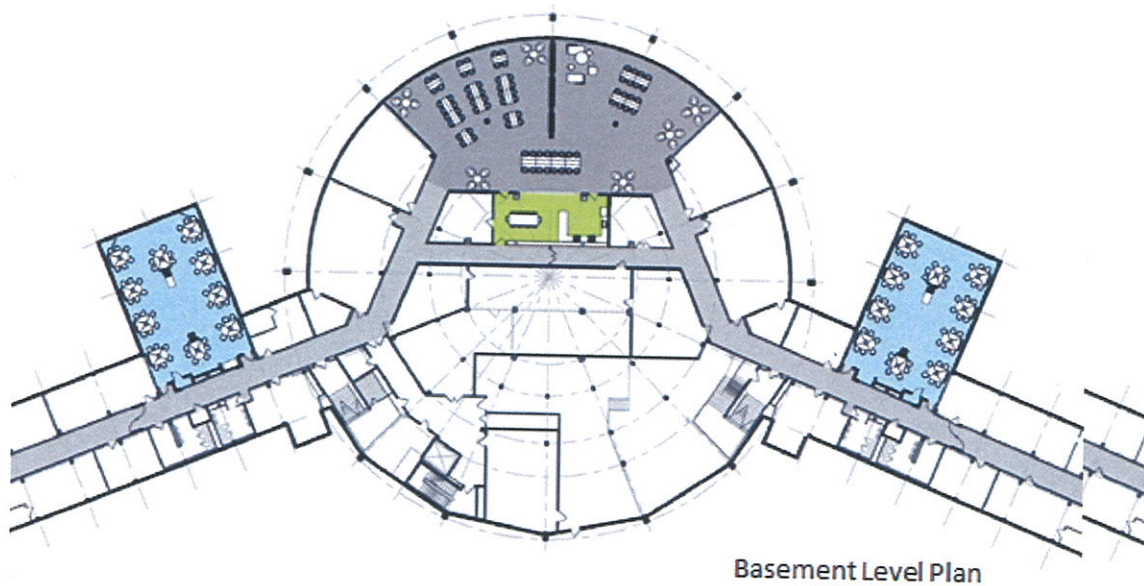
View of Sparty's Store

## Engagement Centers

- Intercultural and Career Counseling
- Financial Aid Advising
- Academic Advising
- Health Services
- Sparty's Store
- Open Computers
- Student Lounge
- Multi-purpose Meeting Rooms



First Level Plan



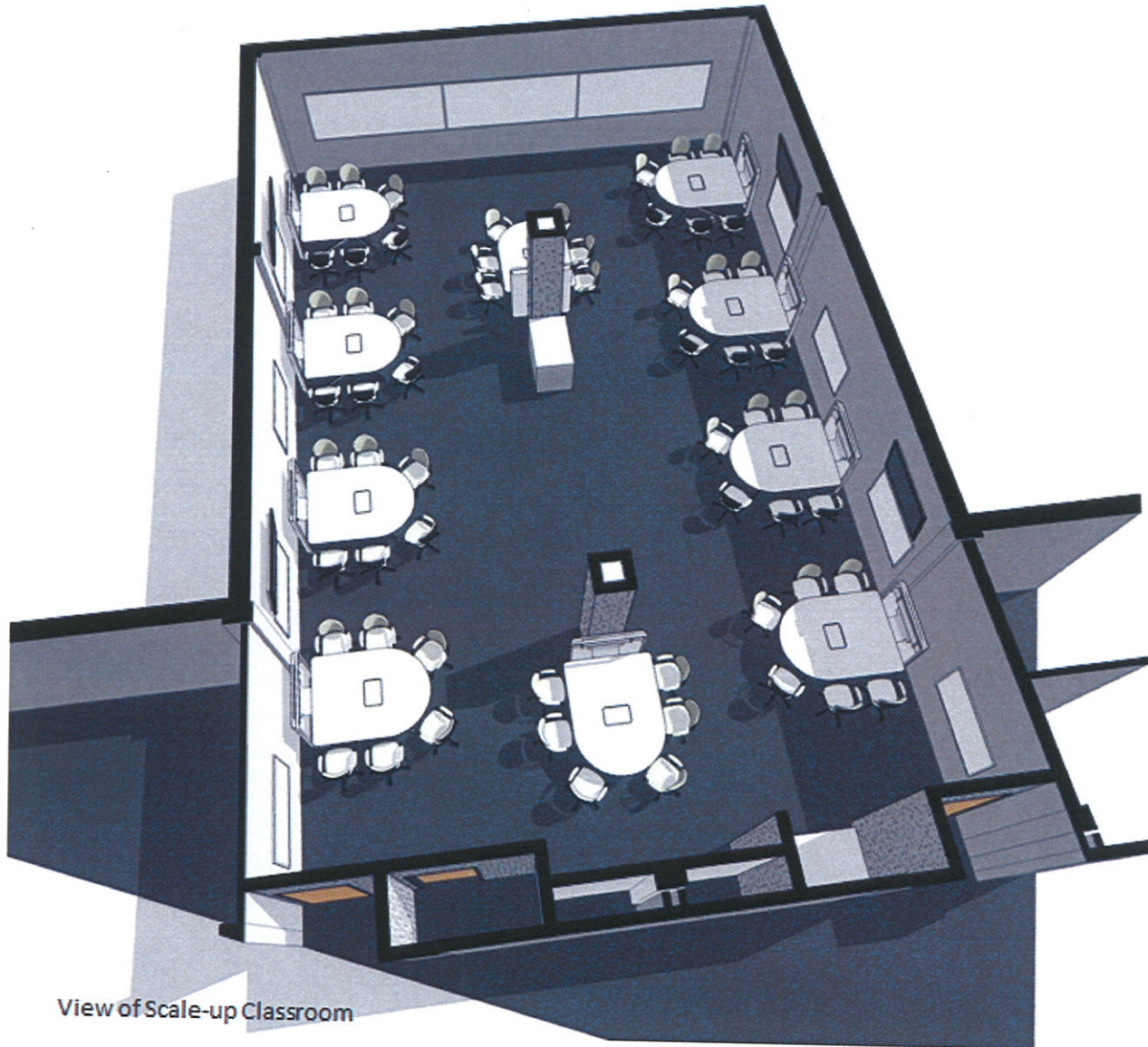
Basement Level Plan

## Renovation Scope

- Fire suppression
- Cosmetic upgrades
- Community kitchen
- Open computer space
- Meeting space
- Support offices
- Health clinic
- Sparty's convenience store
- Two high-tech classrooms

## High Tech Classrooms

- Seating for 60 Students
- Multiple monitors throughout the room for flexible presentation
- Layout based on Steelcase media:scape with (10) six person tables



View of Scale-up Classroom

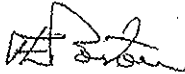


# **Background Information**

**MICHIGAN STATE  
UNIVERSITY**

August 31, 2011

**MEMORANDUM**

**To:** Trustee Finance Committee  
**From:** Fred L. Poston   
**Subject:** **Authorization to Plan**  
McDonel Hall - River Trail Neighborhood Engagement Center



**RECOMMENDATION**

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled McDonel Hall – River Trail Neighborhood Engagement Center.

**BACKGROUND**  
**Program Need:**

Residential and Hospitality Services is leading the process to transform clusters of residence halls into neighborhoods, where students in those halls discover and create their own communities in a setting that provides innovative and integrated support services located right where they live and learn. Engagement centers are a key component to this concept. This engagement center will provide an environment in which the Four Pillars of the neighborhood come together to enhance the living learning experience. The Four Pillars of a neighborhood include Residential Support, Health and Wellness, Academic Success, and Intercultural Engagement. There is a need for an engagement center on north campus to service the River Trail neighborhood.

**General Description of the Project:**

The planning of this project is anticipated to include renovation of the first floor and possibly the garden level in McDonel Hall. This work will include various semi-private and private group meeting/study spaces, neighborhood support offices, and program space.

McDonel Hall is located on Shaw Lane across from the IM East in the residential district. The location of this project is consistent with the Campus Master Plan and Planning Principles.



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 517.355.6014  
Fax 517.353.6772  
www.vpfo.msu.edu

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 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 \$2,000,000. 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 a combination of the Auxiliary Fund - Residential and Hospitality Services and the General Fund.

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, B. Kranz,  
R. Patterson