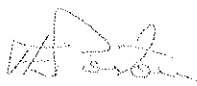


MICHIGAN STATE
UNIVERSITY

January 18, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
MSU Union - Renovations to First Floor Lobby

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled MSU Union - Renovations to First Floor Lobby, and to approve a budget of \$2,400,000.

BACKGROUND

Program Need:

The MSU Union is located adjacent to a main entrance of Michigan State University from Grand River Avenue. Additions to the building were completed in 1936, 1949, 1980, and 1997, resulting in a current total of 186,000 square feet. There have been numerous programmatic changes, however, the core college union philosophy as the hub of student activity has been maintained.

Description of the Project:

The Union building is located at the intersection of Abbot Road and West Circle Drive in the North Academic District. This project will focus on first floor lobby and public spaces that currently entertain the highest user traffic. It will include renovation of the first floor concourse, main lounge, and reconfiguration and renovation of retail outlets including the coffee shop and Sparty's Convenience Store. An information desk will be created at the intersection of the pedestrian flow and a new connection to the lower lounge from the upper lobby will be built to increase accessibility. The lounge and lobby will receive new finishes including flooring, carpet, paint, and furnishings. The One Union Square Food Court will be updated and modified to increase food preparation and patron efficiency.

The Architect/Engineer is SmithGroup/JJR. The Construction Manager is Clark Construction Company.



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.

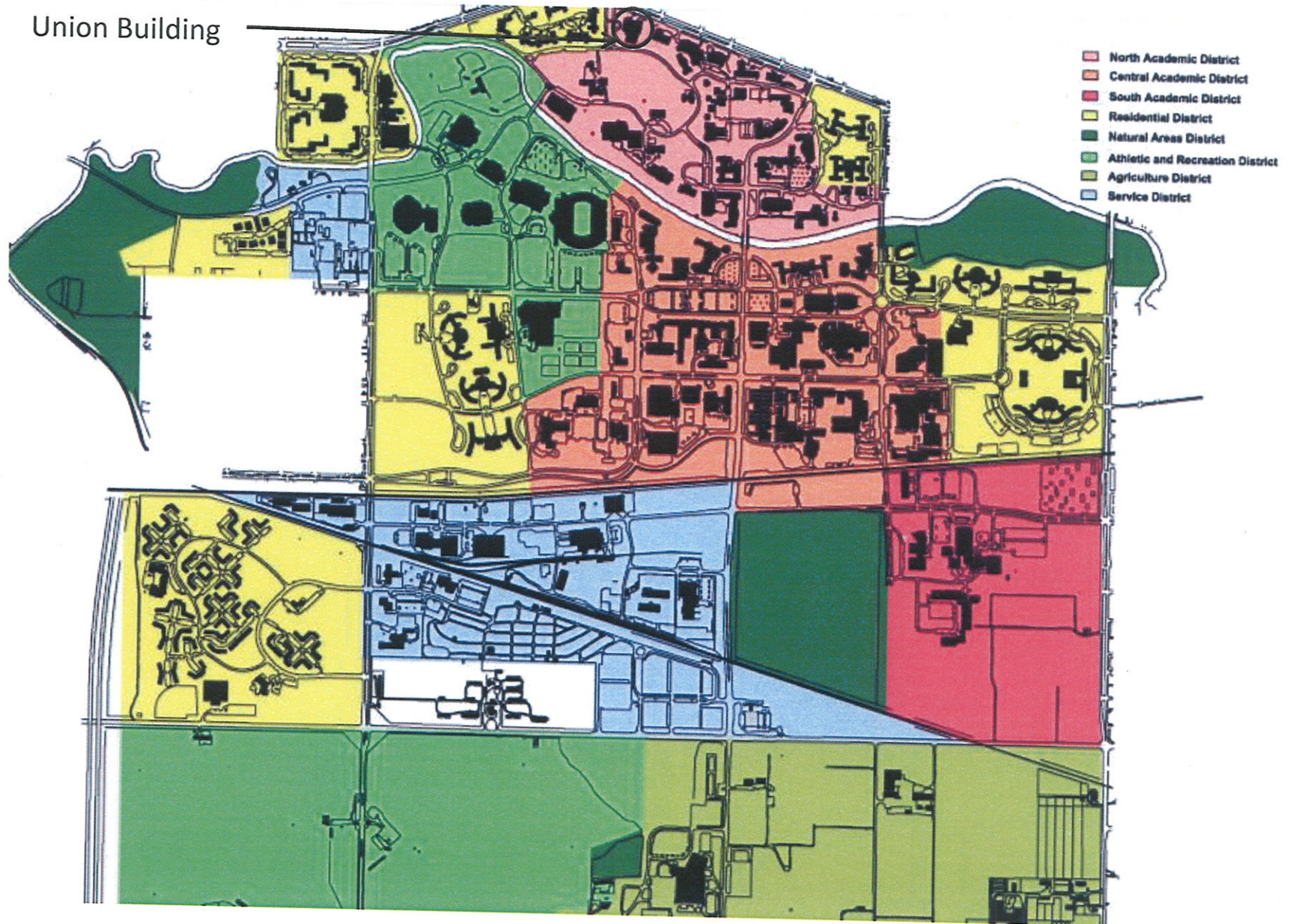
Project Cost and Timetable:

The budget for this Construction Manager project is \$2,400,000, which is being funded by current funds and tax-exempt financing with debt repayment from Auxiliary Activities - Residential and Hospitality Services.

Construction is planned to begin in May 2012, with substantial completion in August 2012 and final completion by 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, L. Adams, J. Bonk, J. Emery, V. Gore, R. Patterson

Project Approval – Authorization to Proceed
MSU Union – Renovations to First Floor Lobby



SCHEMATIC DESIGN SCOPE

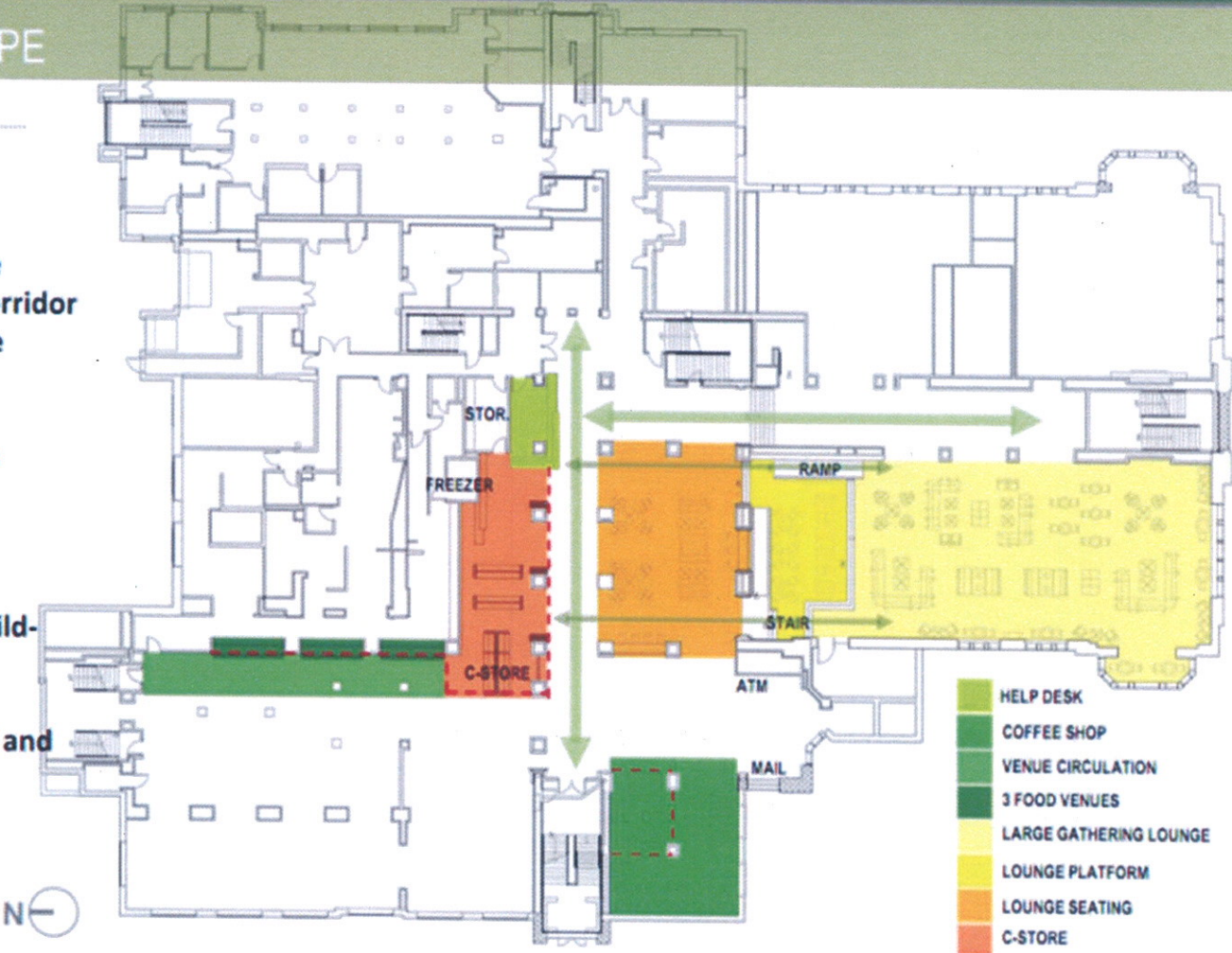
Base Project

- Help Desk
- Ramp and Stage between Large Lounge and Upper Circulation Corridor
- Update Interior Finishes – Large Lounge, Corridors
- Location for USPS Kiosk
- Location for Credit Union ATMs

Culinary Services

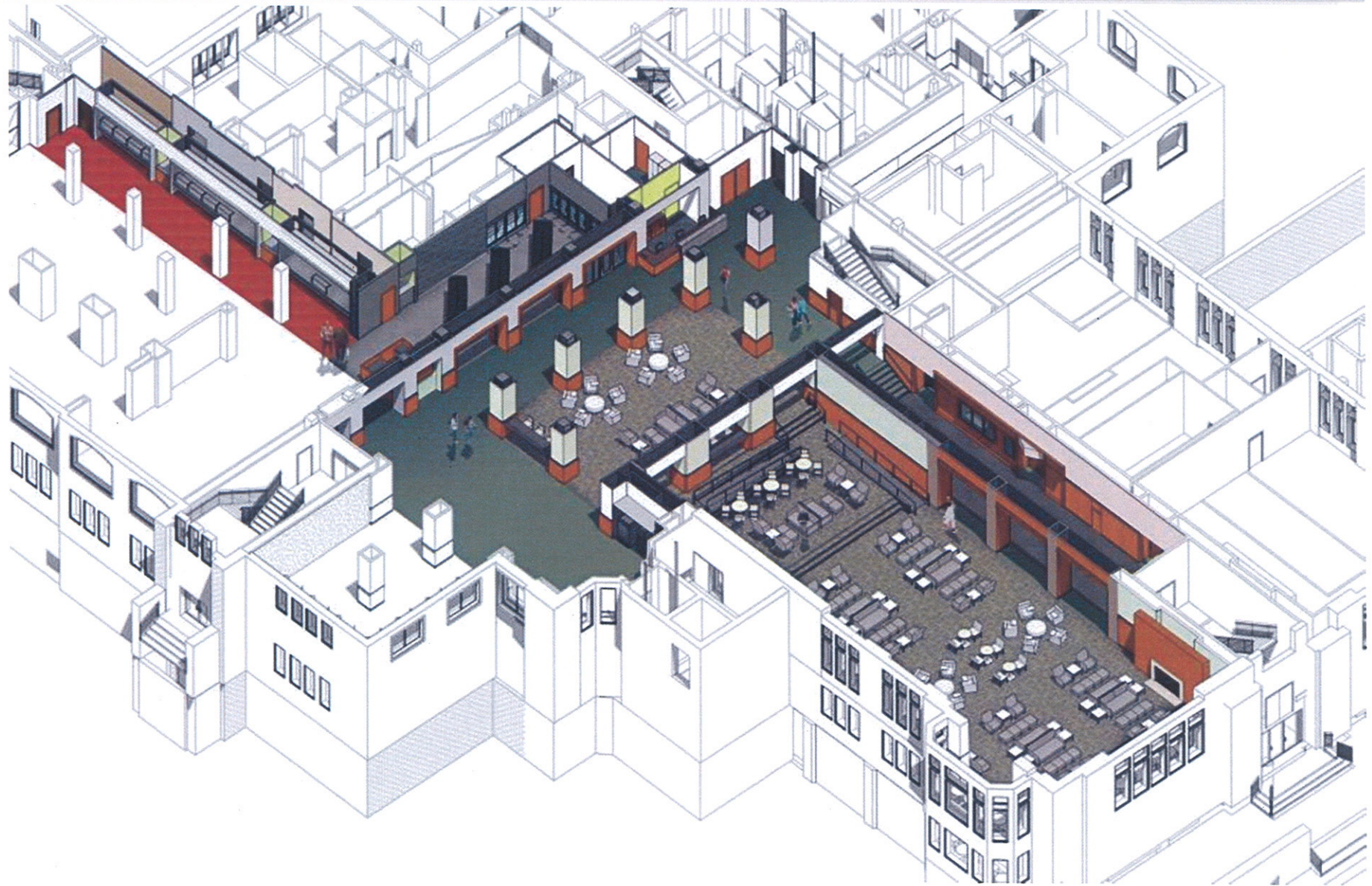
- Coffee Venue – “Vanilla Box Build-Out”
- C-Store Relocation
- Reface Food Service Venues (3) and Modify Circulation Pathways

--- LINE OF SECURED SPACE AFTER HOURS OF OPERATION



Project Approval – Authorization to Proceed
MSU Union – Renovations to First Floor Lobby

MICHIGAN STATE
UNIVERSITY



Project Approval – Authorization to Proceed
MSU Union – Renovations to First Floor Lobby

VIEW FROM WEST ENTRANCE



Project Approval – Authorization to Proceed
MSU Union – Renovations to First Floor Lobby



Background Information


MICHIGAN STATE
UNIVERSITY

Trustee Finance Committee – Attachment 14
June 17, 2011

June 3, 2011

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Authorization to Plan**
MSU Union - Renovations to First Floor Lobby



RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled MSU Union - Renovations to First Floor Lobby.

BACKGROUND

Program Need:

The MSU Union, a campus landmark, is prominently located along Grand River Avenue, adjacent to a main entrance of Michigan State University. The Union was built in 1925 as a memorial to honor alumni who served in World War I. Additions to the building were completed in 1936, 1949, 1980, and 1997, resulting in a current total area of 186,000 square feet. While there have been numerous programmatic changes over the years, the core "college union" philosophy of providing a hub for student activity, has been maintained. Residential and Hospitality Services' Strategic Plan envisions continued vitality for the Union, but the building does not currently meet the needs of the primary audience of students and visitors.

General Description of the Project:

The planning of this project is anticipated to focus on first floor lobby and public spaces that currently entertain the highest user traffic. It is anticipated to include renovation of the first floor concourse, main lounge, Union Central Store, post office, and One Union Square Food Court.

The building is located on Abbot Road and West Circle Drive in the North Academic 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 517.355.5014
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 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 \$2,250,000. This estimate may change as planning progresses and the project scope is further defined.

The source of funds for the project is expected to be a combination of current funds and tax-exempt financing with debt repayment from the Auxiliary Fund - Residential and Hospitality Services.

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

CP09146