

MICHIGAN STATE
UNIVERSITY

August 29, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Butterfield Hall - 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 Butterfield Hall - Renovation, and to approve a budget of \$16,000,000.

BACKGROUND
Program Need:

The Brody Neighborhood concept is designed to allow for optimization of 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 southwest corner of Michigan Avenue and Harrison Road in the residential district. Butterfield Hall is in the northeast corner of the complex. The project will include all major mechanical, electrical, and ventilation upgrades and replacement as well as the addition of life safety systems and ADA code-required modifications; interior renovations to common spaces and resident bathrooms; asbestos abatement, lighting upgrades, flooring and ceiling replacement; roofing and exterior repair including window replacement and balcony removal; reception desk modifications; and other related improvements.

In addition, this project involves the reconfiguration of the community bathrooms and replacement of existing plumbing. Enhanced site work will be provided at entrances including but not limited to heated walk, patio, and sidewalks. The project is seeking LEED certification.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
Treasurer

Michigan State University
Hannah Administration Building
426 Auditorium Road, Room 412
East Lansing, Michigan
48824

Phone 517.355.5014
Fax 517.353.6772
www.vpfo.msu.edu

The Architect/Engineer is Design Plus.

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 and any 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 will be reviewed with the campus community.

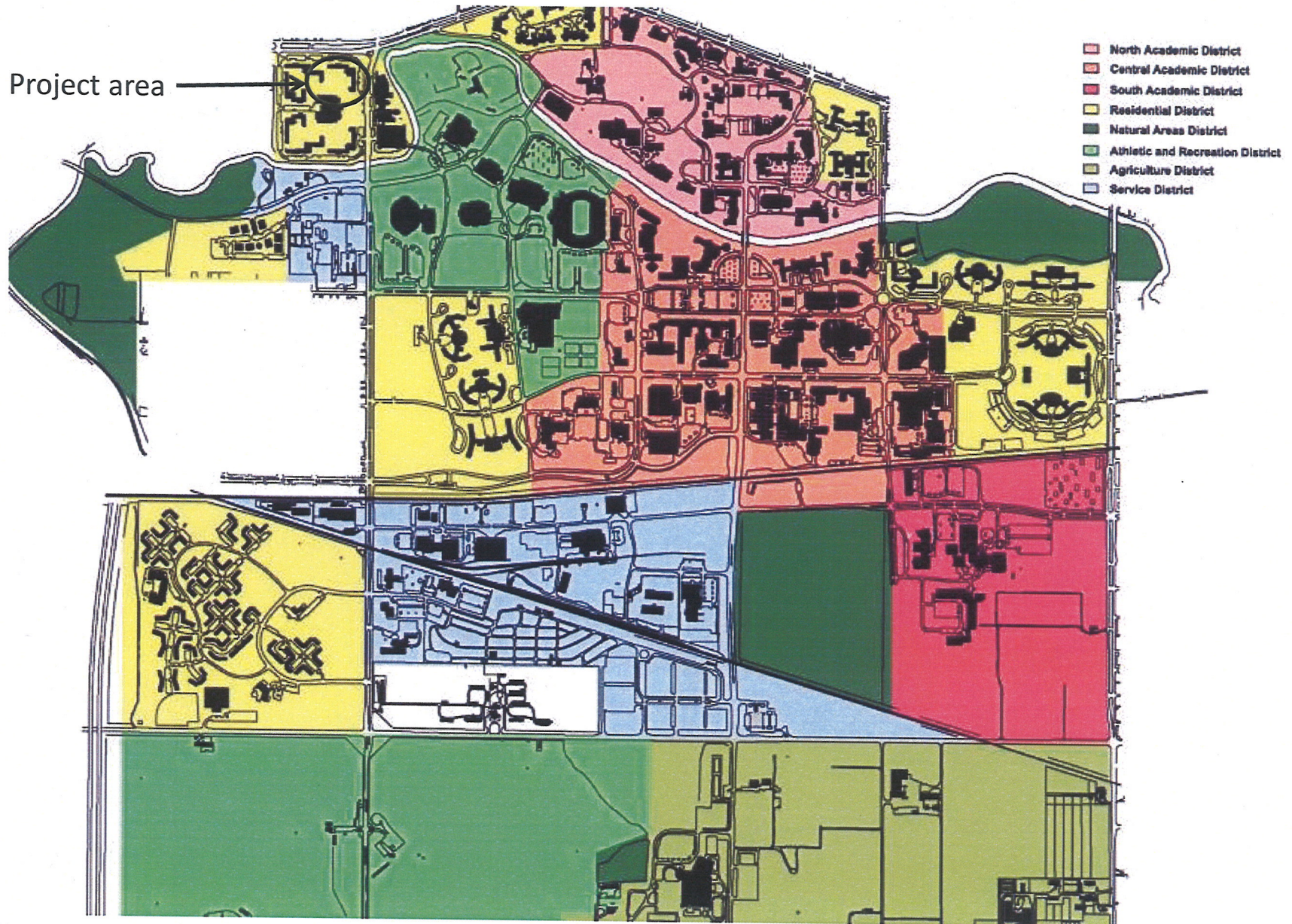
Project Cost and Timetable:

The budget for this Design-Bid-Build project is \$16,000,000. The source of funds for this project is tax-exempt financing with debt repayment from the auxiliary fund - Residential and Hospitality Services.

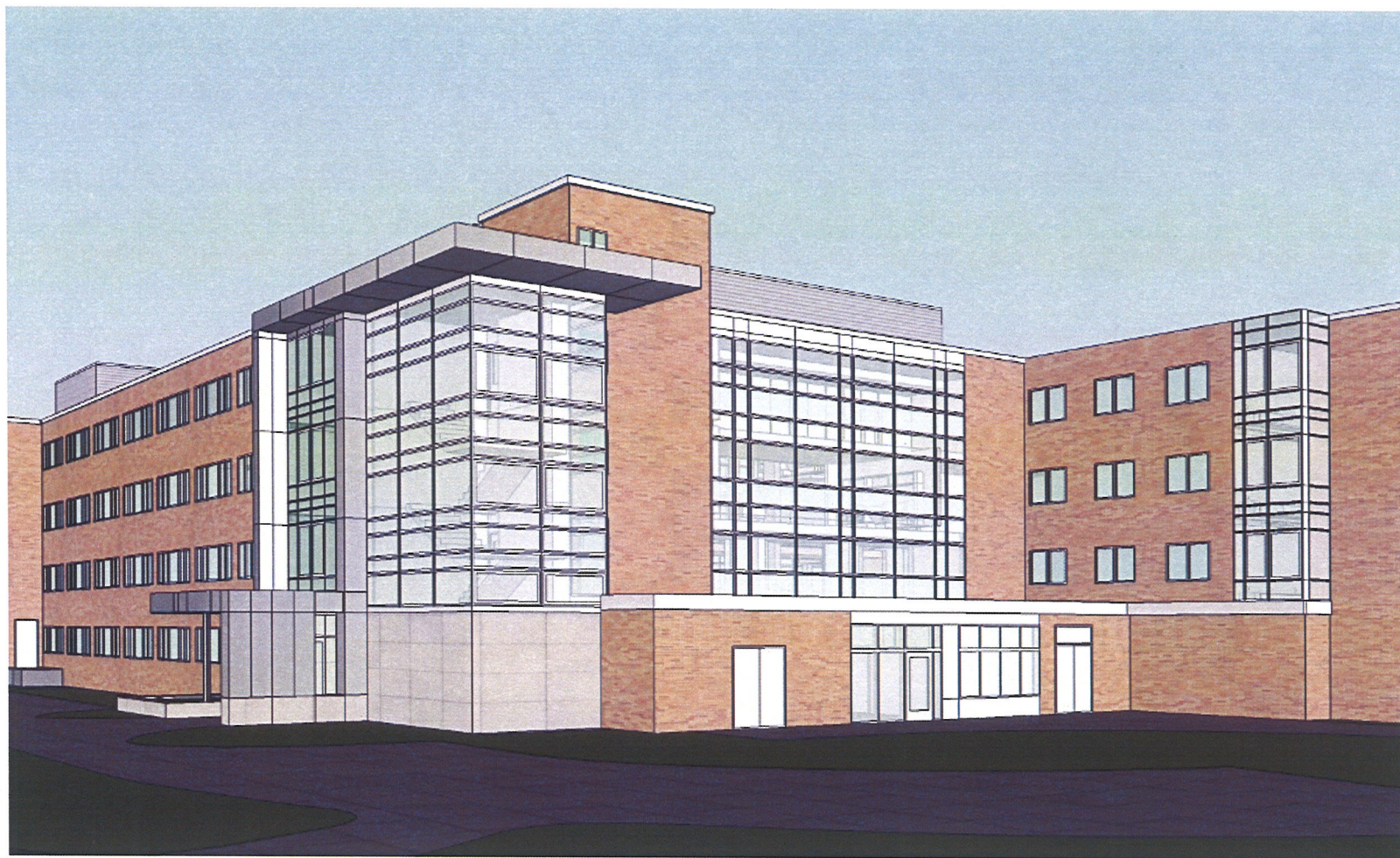
Construction is planned to begin in May 2013, with substantial completion in May 2014, and final completion by May 2015.

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. Emery, V. Gore

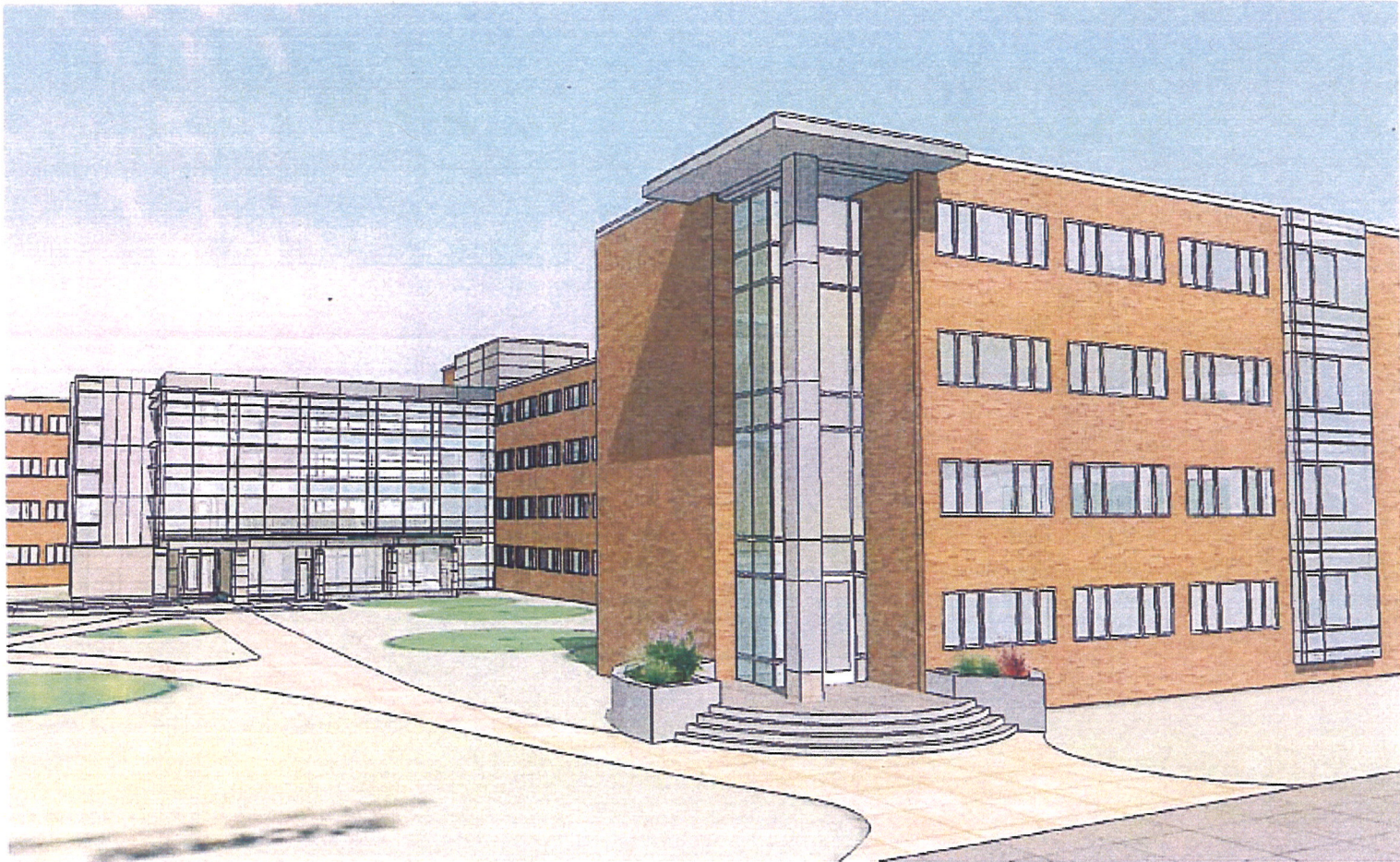
Project Approval – Authorization to Proceed Butterfield Hall Renovation



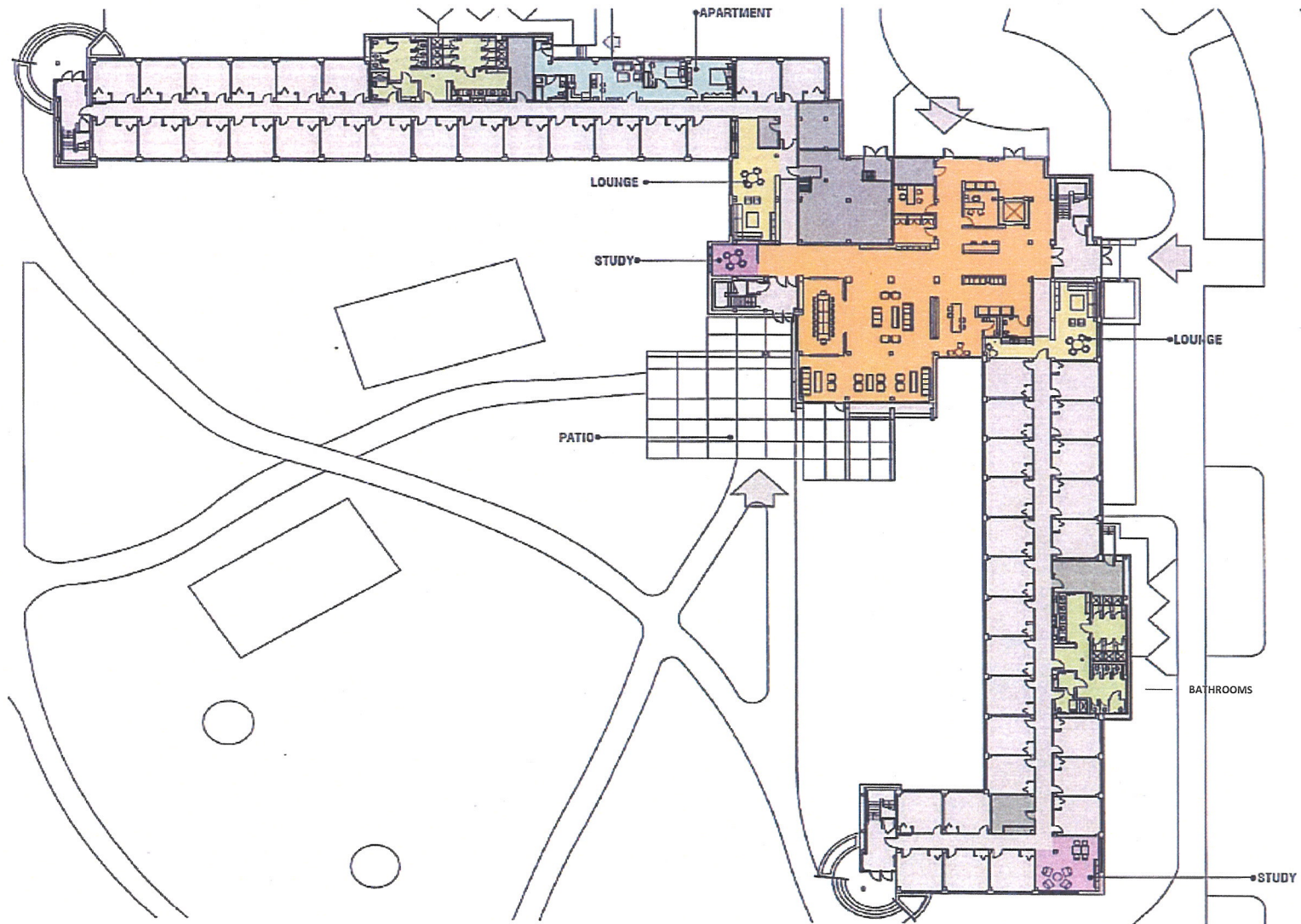
North/East Elevation



South Elevation – Court Yard View



Floor Plan – First Floor



Site Plan



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



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