


MICHIGAN STATE
UNIVERSITY

October 17, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Brody Complex - Utility Improvements - Phase V

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Brody Complex - Utility Improvements - Phase V, and to approve a budget of \$5,100,000.

BACKGROUND

Program Need:

The utility distribution system in the Brody Complex is more than 50 years old and no longer able to provide reliable service.

Description of the Project:

The Brody Complex is located in the southwest corner of Michigan Avenue and Harrison Road in the residential district. This project involves replacing the steam and condensate distribution system and creating a loop from the Harrison Road bridge to Brody Hall. The loop provides redundancy so the complex can continue to be fed steam if there is a line break.

The Architect/Engineer is Fishbeck, Thompson, Carr, & Huber Inc. The Construction Manager is Physical Plant Engineering and Architectural Services.

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
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

Fred L. Poston
Vice President and
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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.

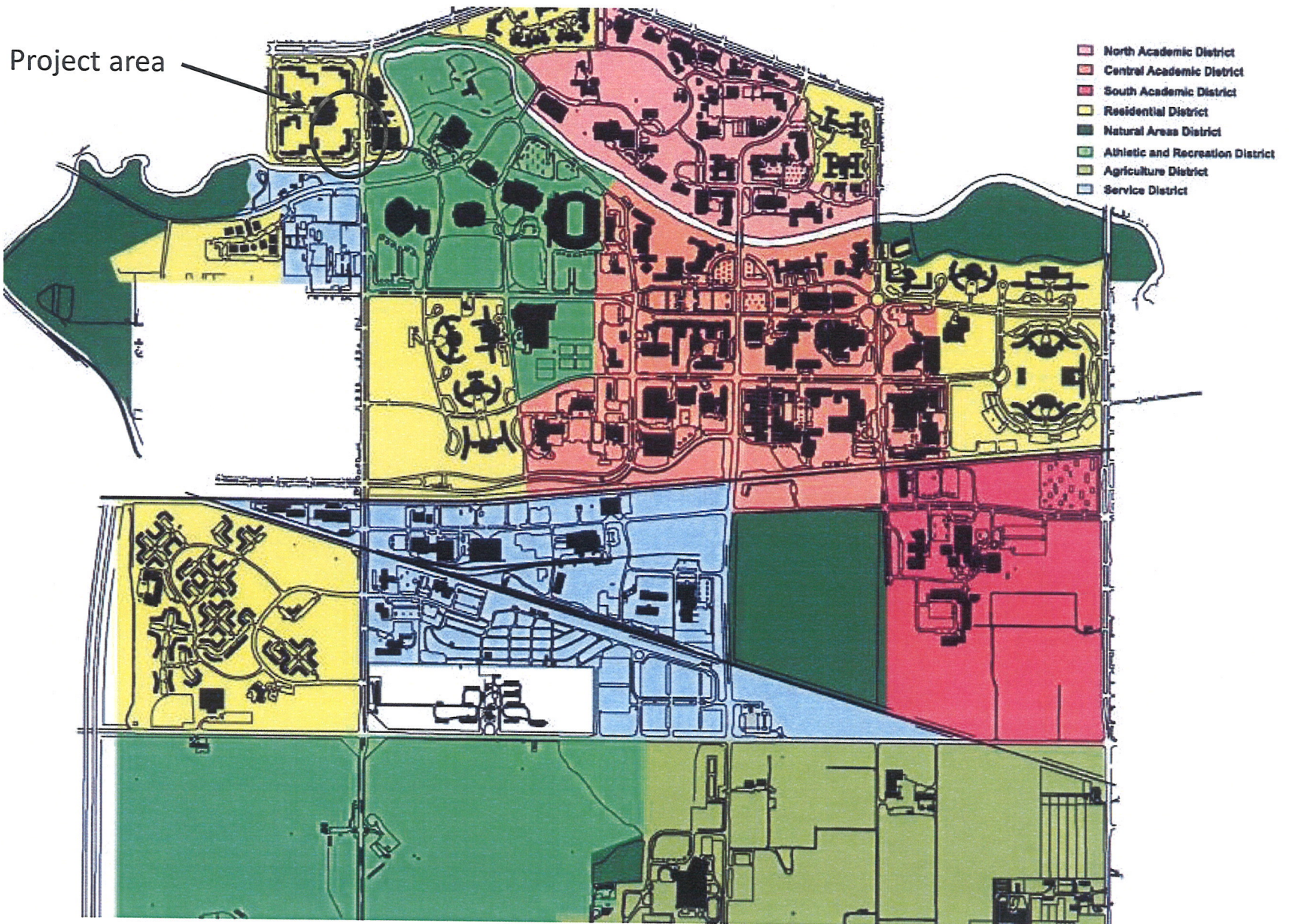
Project Cost and Timetable:

The budget for this Construction Manager project is \$5,100,000. The source of funds for this project is from a combination tax-exempt financing (with debt repayment from the general fund), and the general fund.

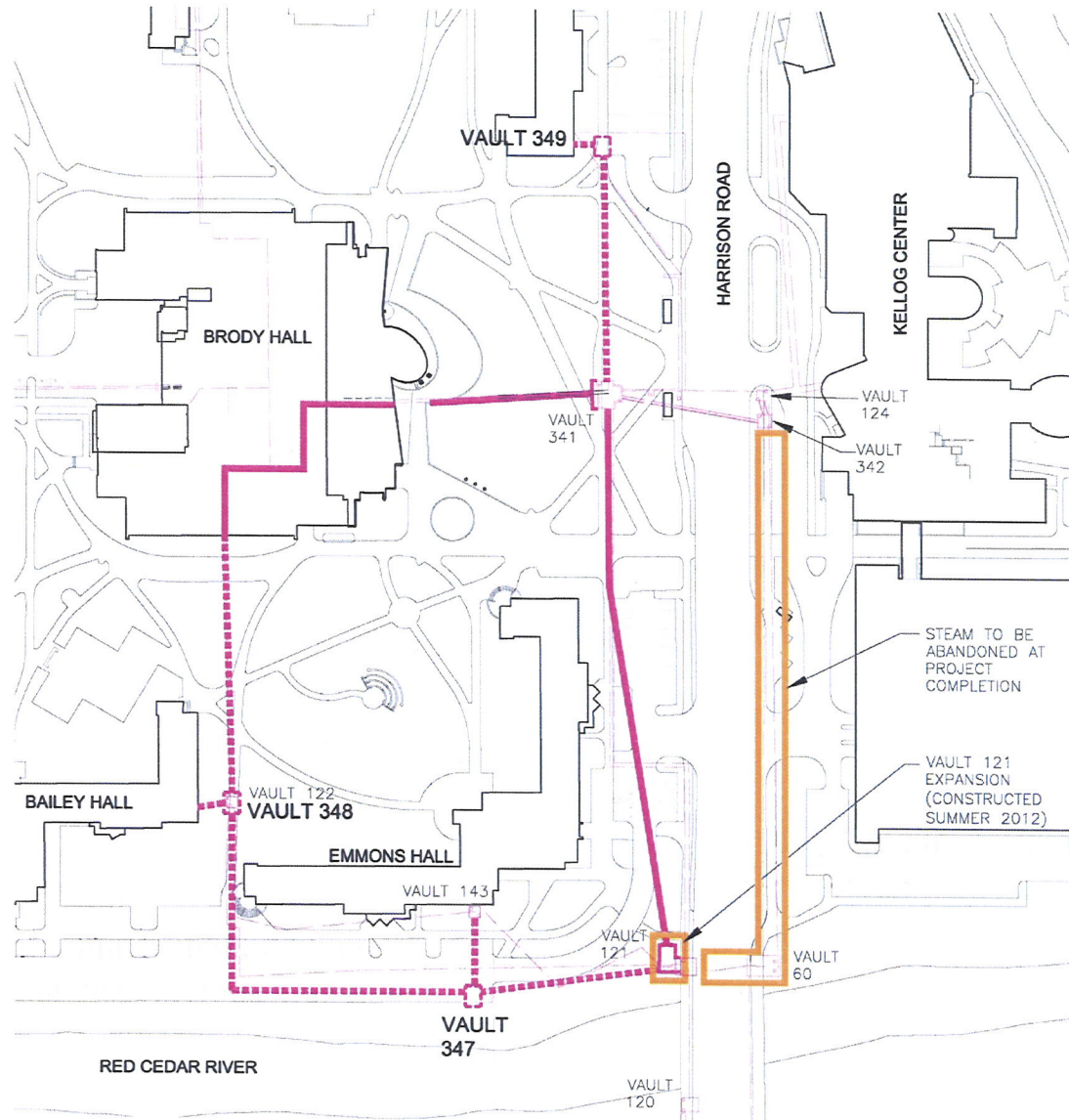
Construction is planned to begin in April 2013, with substantial completion in August 2013, and final completion by August 2014.

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, K. Neils

Project Approval – Authorization to Proceed Brody Complex -Utility Improvements - Phase V



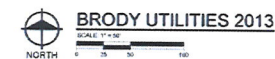
Project Approval – Authorization to Proceed Brody Complex -Utility Improvements - Phase V



STEAM
 PHASE 5 SEGMENT 1
 FEB/APR 2013
 PHASE 5 SEGMENT 2
 MAY-AUG 2013
 EXISTING

STEAM TO BE ABANDONED AT PROJECT COMPLETION

VAULT 121 EXPANSION (CONSTRUCTED SUMMER 2012)



BRODY UTILITIES 2013
 SCALE 1"=50'

MICHIGAN STATE UNIVERSITY
 PHYSICAL PLANT DIVISION
 ENGINEERING AND ARCHITECTURAL SERVICES



ftch
 FISCHBECK THOMPSON CARR & HUBER
 CONSULTANTS

Utility Improvements
 Phase 5 - 2013

DRAWN	02
APPROVED	02P
DATE	
SCALE	AS SHOWN
REVISIONS	

CAPITAL PROJ. NO.
 CP11260


SHEET
1
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MICHIGAN STATE
UNIVERSITY

June 4, 2008

MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston 
Subject: **Authorization to Plan**
Brody Complex - Steam & Communications 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 - Steam & Communications Master Plan.

BACKGROUND

Program Need:

The direct buried steam and condensate lines installed in 1953 are deteriorating and in need of replacement. The communication ductbank in this area is full and cannot accommodate future needs. Additionally the installation of a new communication ductbank allows for the removal of the communication cables from the steam tunnel where they are highly susceptible to damage.

General Description of the Project:

This project is anticipated to replace the deteriorating direct buried steam and condensate return lines to increase reliability to the region and to install a new communication ductline for additional capacity. Because Brody Complex is located in a flood plain, it is anticipated that the lines will be direct buried instead of utilizing MSU's standard tunnel and vault system. The work will likely be carried out in phases to minimize disruption to the residence halls.

The project site is located along north Harrison Road between Brody Hall Complex and the Kellogg Center in the Residential District. The location of this project is consistent with the Campus Master Plan and Planning Principles.

During planning, the factors relevant to a possible project labor agreement (PLA) requirement for this project will be assessed. If a PLA would be beneficial, a report of the benefits of requiring a PLA for the project will be provided to the Board when authorization to proceed is requested.

Communication Plan:

During the planning phase, faculty and staff who work in this area, students who live in Brody Hall, the Resource Center with Persons with Disabilities and Kellogg Center employees 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.

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OFFICE OF THE
**VICE PRESIDENT
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AND TREASURER**

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Preliminary Project Cost Information:

Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is \$12,000,000. This estimate may change as planning progresses and the project scope is defined.

The source of funds for the project is expected to be 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

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