

MICHIGAN STATE
UNIVERSITY

December 5, 2012

MEMORANDUM

To: Trustee Finance Committee

From: Fred L. Poston 

Subject: **Project Approval - Authorization to Proceed**
Landon Hall - Dining Renovation, Building Life Safety, and Accessibility
(*scope adjustment*)

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees amend the scope outlined in authorization to plan for the project entitled Landon Hall - Dining Renovation, Building Life Safety, and Accessibility to include various code-required enhancements.

BE IT FURTHER RESOLVED that the Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with this project and that it approve a budget of \$17,600,000.



BACKGROUND

Program Need:

The Residential and Hospitality Services (RHS) Dining Master Plan calls for creating an integrated approach to neighborhood dining across campus, aligning dining capacities with projected changes in housing occupancy to meet demands and needs for any given part of campus. The plan recommendations include consolidating West Circle culinary services and it has been determined that Landon Hall is the best location for the neighborhood. The building was originally constructed in 1947 and requires major infrastructure repairs to the electrical, mechanical and plumbing systems to meet current life safety and accessibility code requirements.

Description of the Project:

Landon Hall is located on West Circle Drive in the residential district. This project is anticipated to include the creation of a signature first floor 300 seat dining facility including display cooking venues and changes to the loading dock. The project will also include an updated fire alarm and fire suppression system throughout the building; accessibility across the first floor level and residential wings, including a select number of student rooms; power and data connectivity updates in student living wings; window

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refurbishment; and community restroom renovations. Two new elevators will be installed to accommodate accessibility. The project will seek LEED certification.

The Architect/Engineer is SmithGroupJJR. The Construction Manager is The Christman Company.

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, 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.

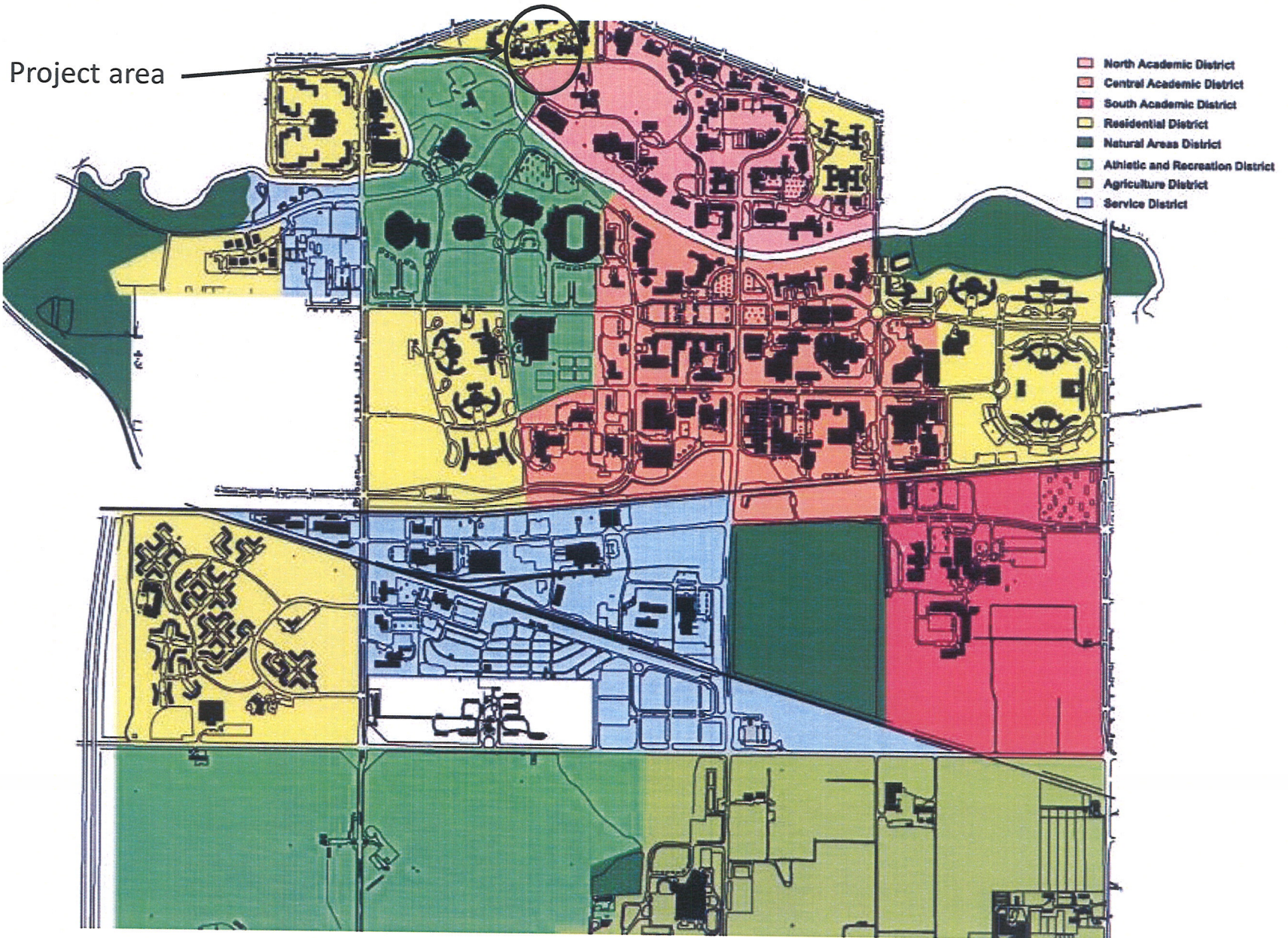
Project Cost and Timetable:

The budget for this Design-Bid-Build project is \$17,600,000. The source of funds for this project is expected to be tax-exempt financing with debt repayment from the auxiliary activities fund - Residential and Hospitality Services.

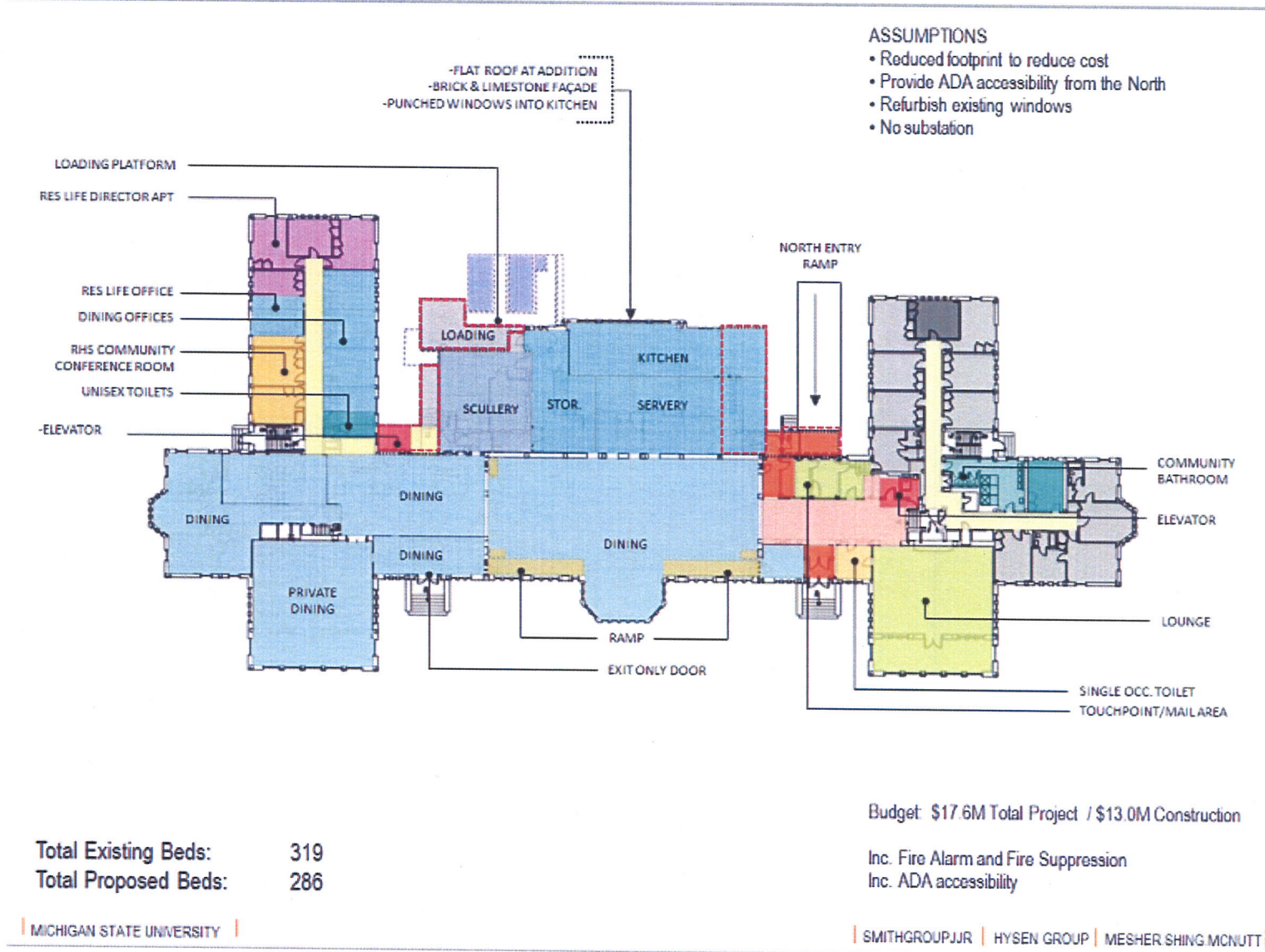
Construction is planned to begin May 2013, with substantial completion in June 2014, and final completion by July 2015.

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, B. Whitbeck

Project Approval – Authorization to Proceed Landon Hall - Dining Renovation, Building Life Safety, and Accessibility

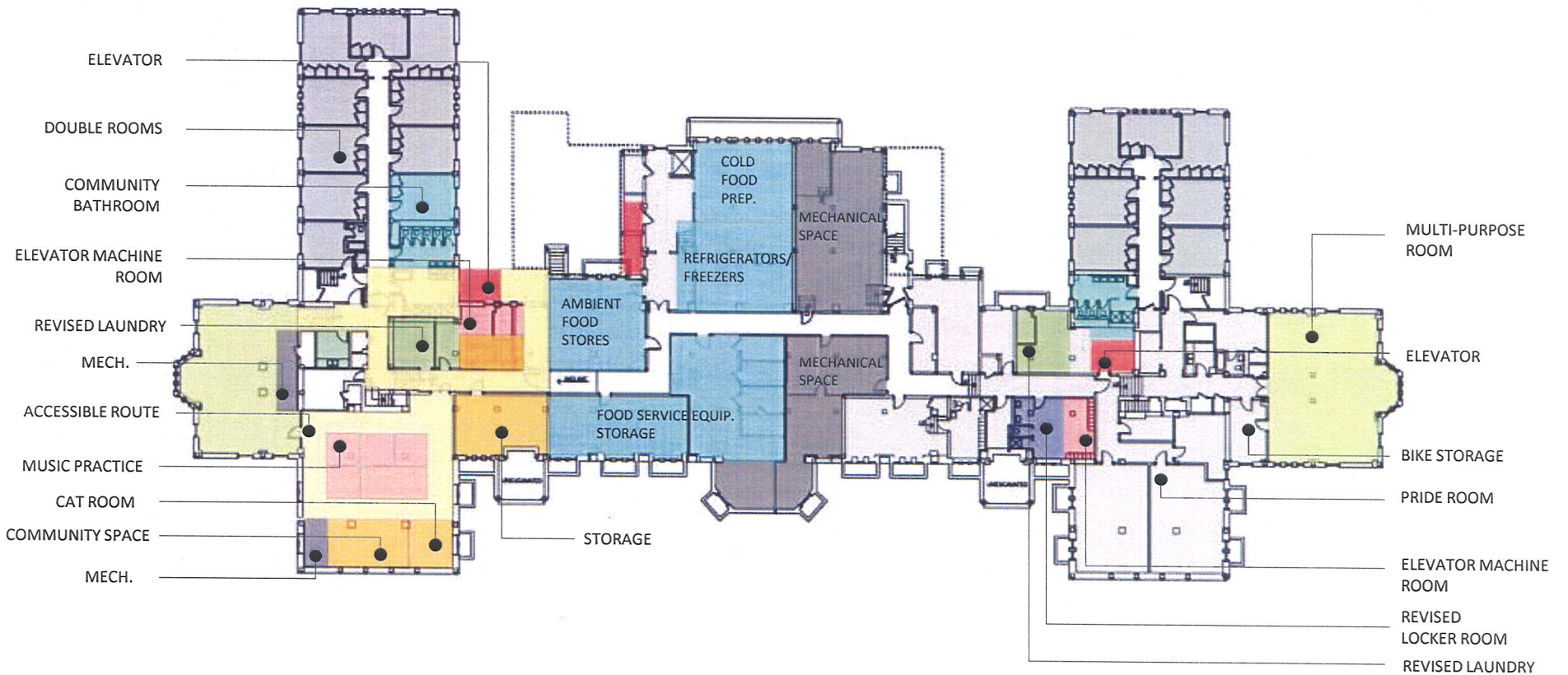


First-floor plan



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Ground-floor plan

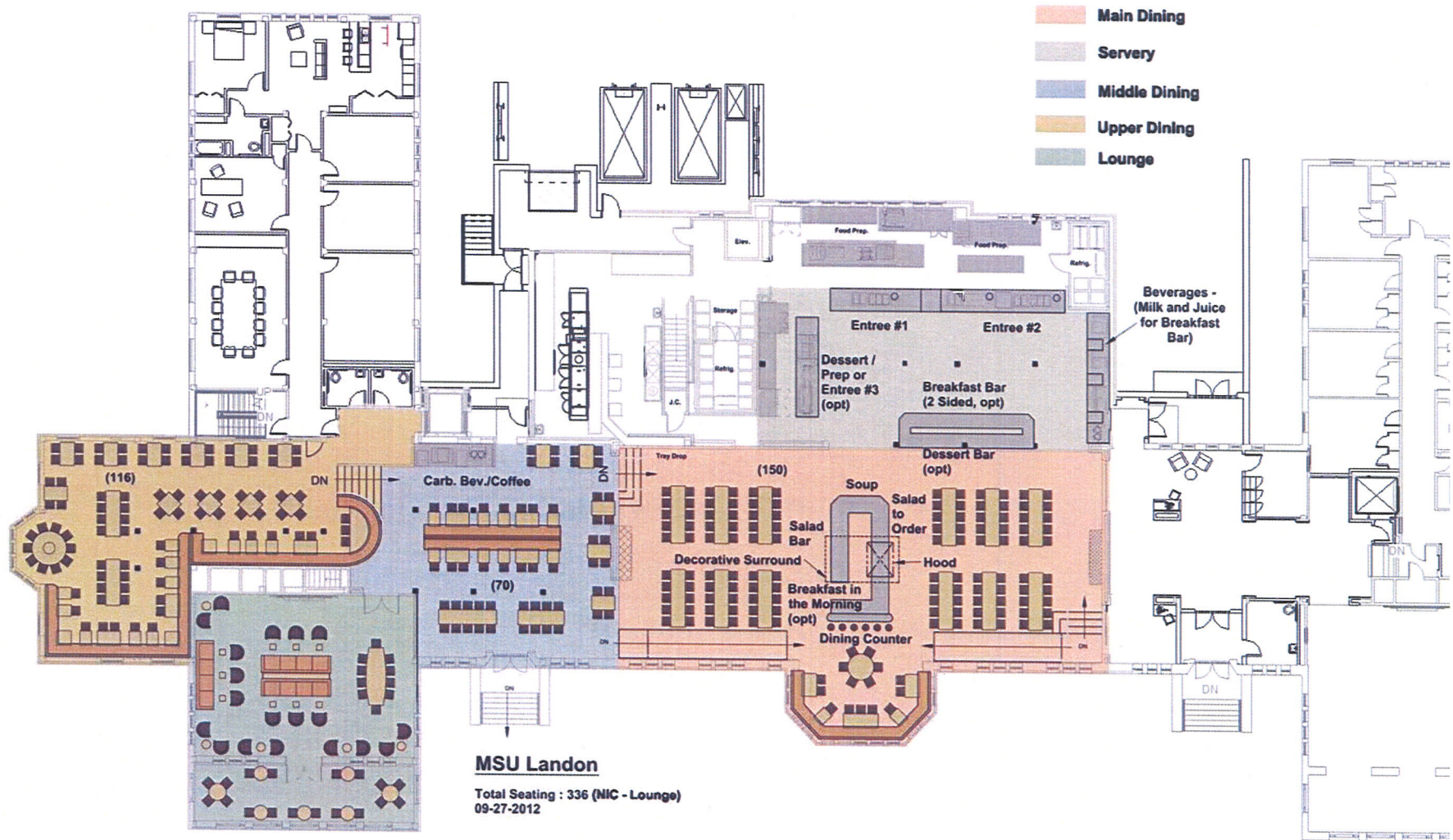


Total Existing Beds: 319
 Total Proposed Beds: 286

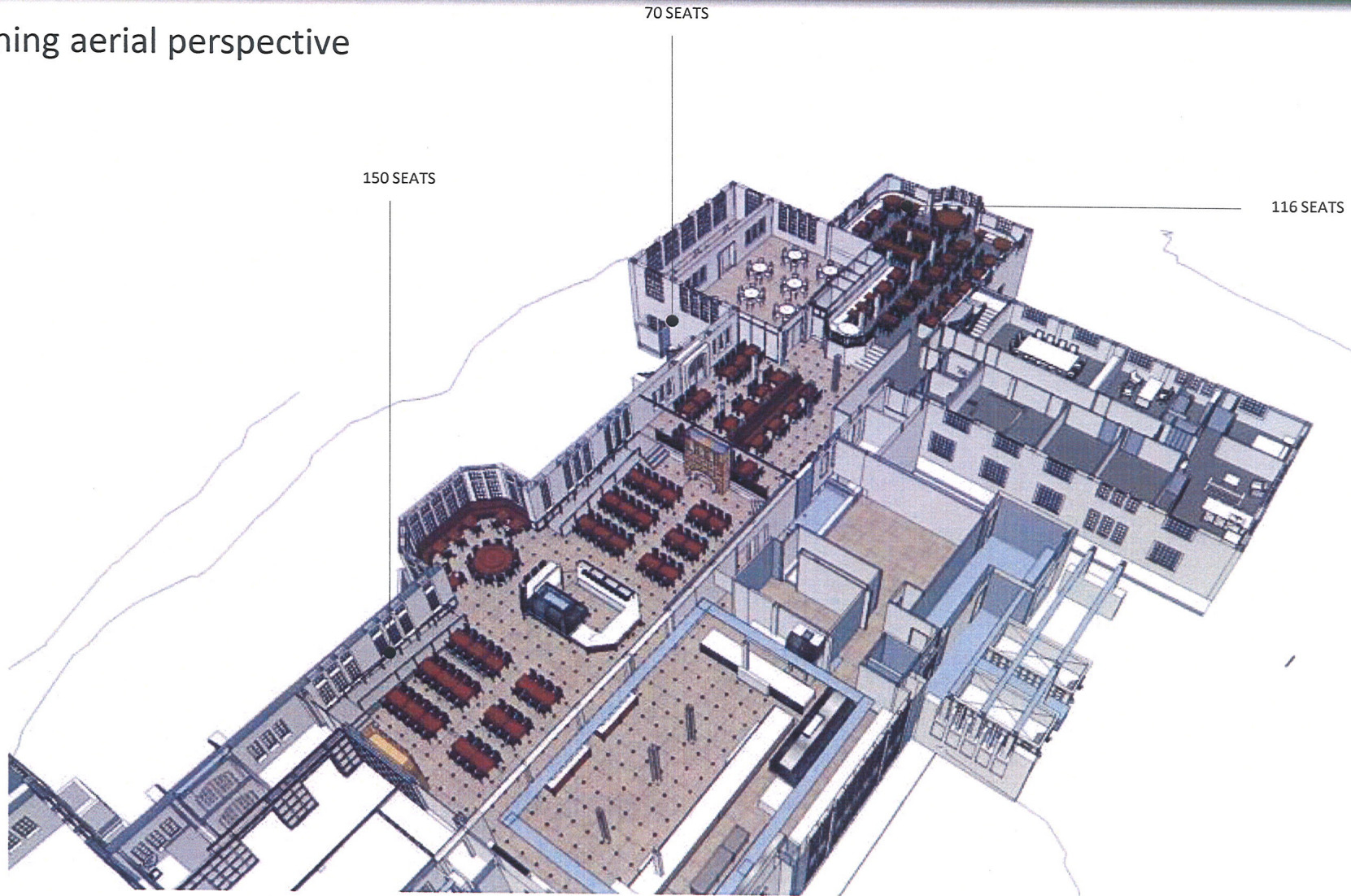
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Total Current Seats (without the Ivy Room): 336
 Ivy Room (seat count is limited by code): 49
 (Based on Initial Seating Layout)



Dining aerial perspective



Rendering of main dining looking west



Rendering of middle dining area



Rendering of upper dining area looking toward the southeast



Rendering of Bay Window/Seating Nook

