

MICHIGAN STATE
U N I V E R S I T Y

April 3, 2013

MEMORANDUM

To: Trustee Finance Committee

From: Ronald T. Flinn *RTF*
Vice President for Strategic Infrastructure Planning and Facilities

Subject: **Authorization to Plan**
Olin Health Center - Chiller Replacement

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Olin Health Center - Chiller Replacement.

BACKGROUND

Program Need:

Olin Health Center is a 105,000 square-foot facility on north campus providing various medical services to the MSU community. The MSU Health Team, MSU Student Health Services, and the University Physician occupy space in the facility. The building is served by various mechanical systems with many areas air conditioned by the existing chiller plant at the building. The equipment is located in the basement mechanical room and the receiving area between Olin Health Center and the Grand River parking ramp. The chiller plant is more than 40 years old, can no longer be reliably repaired and the risk of failure has become very high. In addition to the chiller, there are several other critical just-in-time items including replacement of the emergency generator and electrical panels that will be addressed as part of this project. Because of the critical functions depending on these systems, and that the building is expected to remain in use, they are being recommended for replacement.

General Description of the Project:

The planning of this project is anticipated to include replacing the existing chiller plant, including demolition of the existing cooling tower and enclosure; excavation and demolition of existing piping; abatement and demolition of the existing chilled water system; new air-cooled chillers including an aesthetic enclosure for the mechanical equipment outside of the building; new components for the chilled water system; HVAC controls and electrical support



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for the new equipment; and site restoration upon completion. The project will also investigate replacing other highly desirable JIT requirements, including the building's electrical panels, emergency generators, fan coil units, and water heater. In the event that future program planning requires a reconfiguration of interior space, the chiller work will not limit space planning or result in having to redo the chiller work.

Olin Health Center is located on East Circle Drive, in between the Grand River parking ramp and Berkey Hall in the north academic district. This is a Just-In-Time maintenance project and is consistent with the Campus Master Plan.

Based on an assessment of the factors stated in the Project Planning and Approval process concerning Project Labor Agreements (PLA), the Vice President for Strategic Infrastructure Planning and Facilities 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 \$1,100,000 to \$2,200,000, dependent upon which JIT requirements need to be addressed. 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 just-in-time funds and the Olin health reserve.

cc: R. Flinn, V.Gore, M. Haas, J. Kacos, G. Klein, B. Kranz, B. Latta,
M. McCabe, J. Mumma, R. Nestle, D. Quinney, S. Udpa, K. Neils

Authorization to Plan Olin Health Center – Chiller Replacement

Project area

