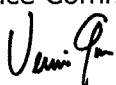


MICHIGAN STATE UNIVERSITY

December 4, 2013

MEMORANDUM

To: Trustee Finance Committee

From: Vennie Gore 
Vice President for Auxiliary Enterprises

Subject: **Project Approval - Authorization to Proceed**
Akers Hall Dining and Life Safety 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 Akers Hall Dining and Life Safety Renovation, and that it approve a budget of \$20,600,000.



Division of
**Residential and
Hospitality
Services**

W Holmes Hall
919 E Shaw Ln Rm 185
East Lansing, MI
48825

Phone: 517/355-7457
Fax: 517/353-1820

BACKGROUND

Program Need:

Akers Hall, originally constructed in 1964, requires major infrastructure repairs to the electrical, mechanical and plumbing systems to meet current life safety and accessibility code requirements. Additionally, 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 culinary services.

Description of the Project:

Akers Hall is located on the corner of East Shaw Lane and Hagadorn Road in the residential district. This project involves the complete renovation of the existing Akers Hall dining room and serving area, along with life safety upgrades in the student wings, alterations to student lounges on all living wings floors, barrier free modifications to the first floor restrooms, a new elevator from the basement floor to the dining level, replacement of the HVAC system and lighting in lecture room 137, a new chiller to serve the dining hall, new water service, and replacement of the exterior curtain wall on the south side of the first and second floor.

The Architect/Engineer is SHW Group. 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 Strategic Infrastructure Planning and Facilities 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 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. 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:

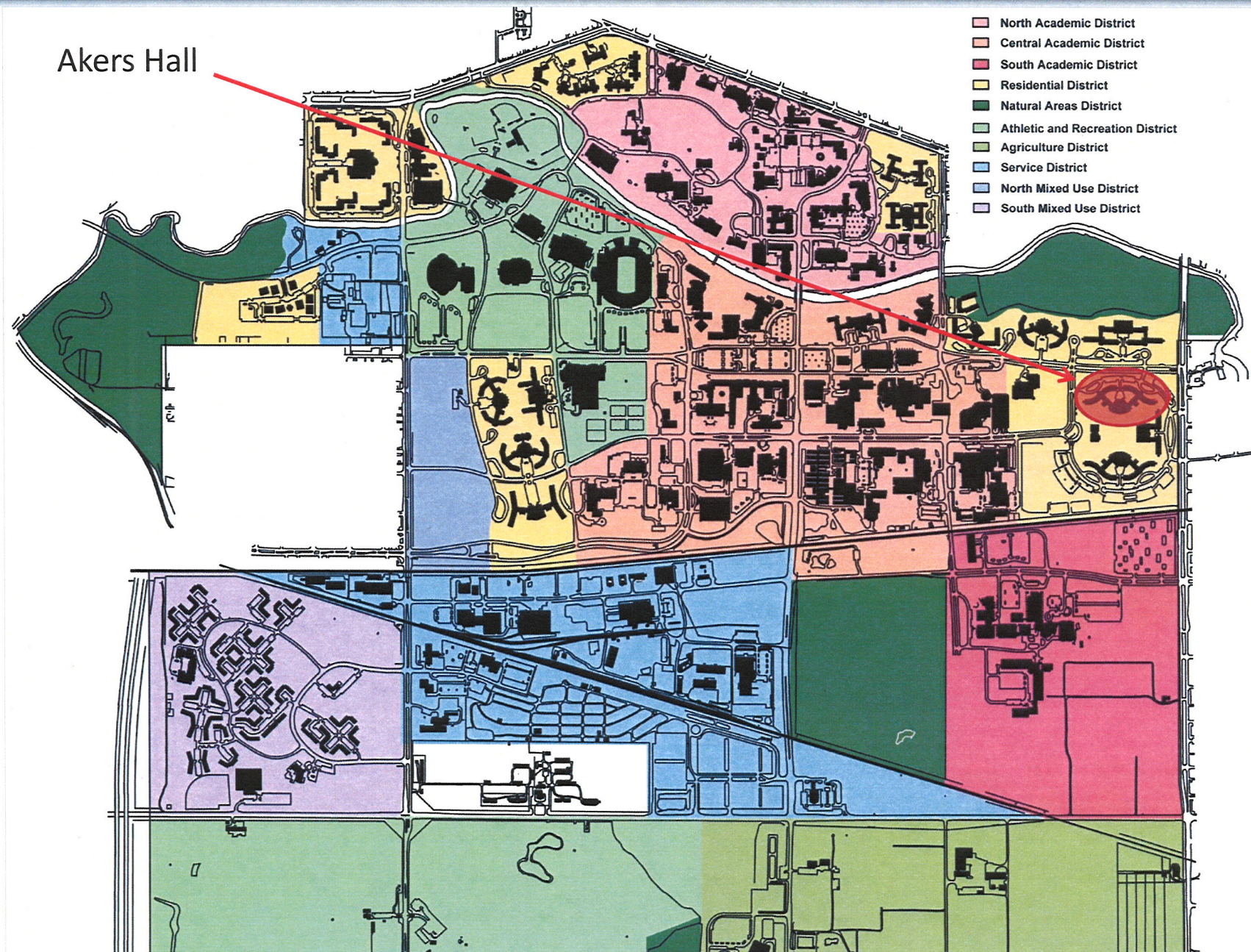
The budget for this Construction Management project is \$20,600,000 which is being funded from \$20,454,500 of tax-exempt financing with debt repayment from the auxiliary fund - Residential and Hospitality Services and \$145,500 from the general fund for classroom improvements.

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

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, D. Barker, J. Emery

Project Approval – Authorization to Proceed Akers Hall Dining and Life Safety Renovation

MICHIGAN STATE
UNIVERSITY



Project Approval – Authorization to Proceed
Akers Hall Dining and Life Safety Renovation

MICHIGAN STATE
UNIVERSITY



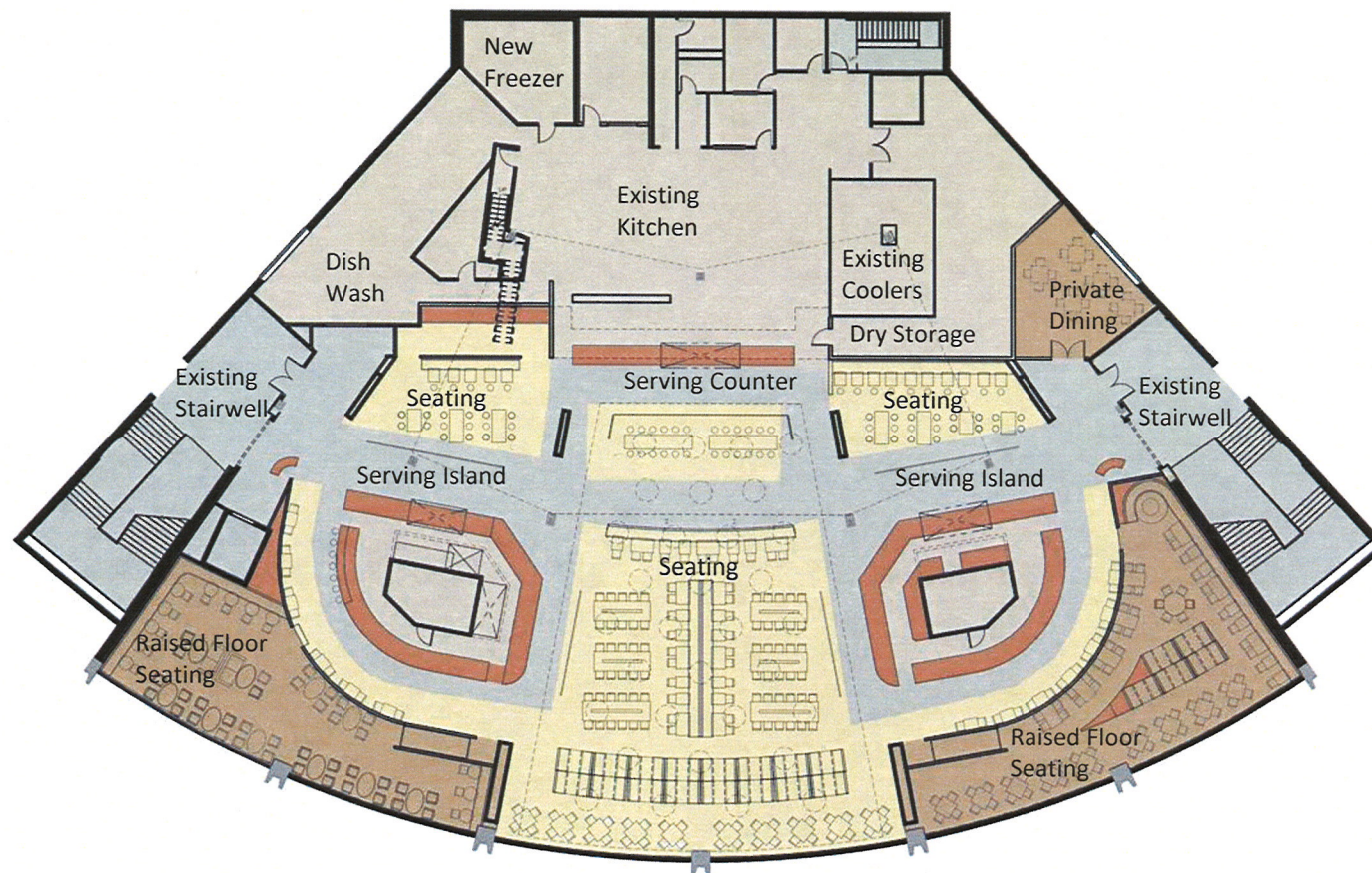
Project Approval – Authorization to Proceed
Akers Hall Dining and Life Safety Renovation

MICHIGAN STATE
UNIVERSITY

Dining hall renovations



Dining hall floor plan with two interactive serving islands incorporated into seating areas



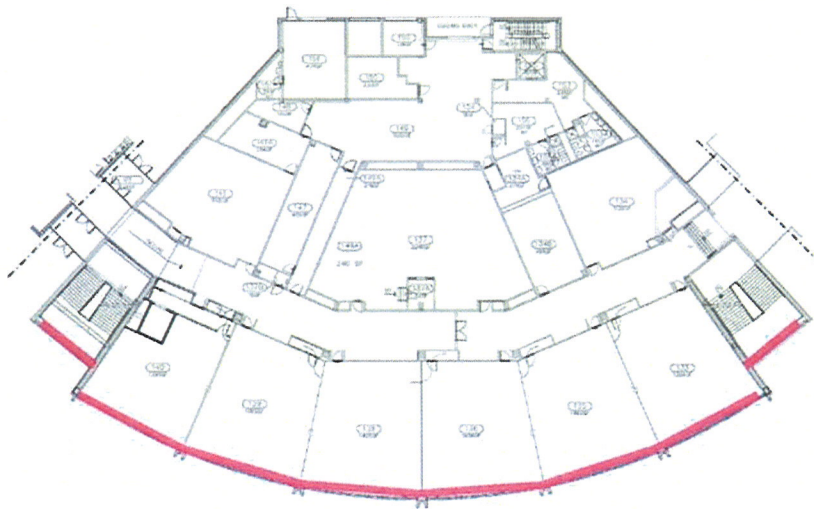
On each of the six floors, student lounges will be renovated on both wings of the building



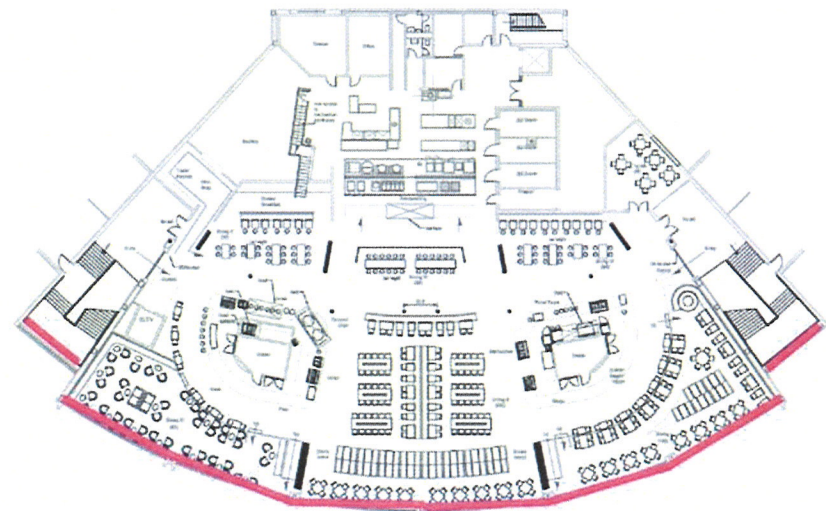
Project Approval – Authorization to Proceed
Akers Hall Dining and Life Safety Renovation

MICHIGAN STATE
UNIVERSITY

Curtain wall replacement for dining, first-floor classrooms and adjacent stairwells



First Floor Plan - South



Second Floor Plan - South

Curtain wall replacement



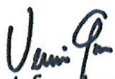
MICHIGAN STATE UNIVERSITY

January 16, 2013

MEMORANDUM



To: Trustee Finance Committee

From: Vennie Gore 
Vice President for Auxiliary Enterprises

Subject: **Authorization to Plan**
Akers Hall Dining and Life Safety Renovation

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled Akers Hall Dining and Life Safety Renovation.

BACKGROUND

Program Need:

Akers Hall, originally constructed in 1964, requires major infrastructure repairs to the electrical, mechanical and plumbing systems to meet current life safety and accessibility code requirements. Additionally, 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 culinary services.

General Description of the Project:

The planning of this project is anticipated to include the complete renovation of the existing Akers Hall dining room and serving area, along with life safety upgrades in the student wings, and a new elevator from the ground floor to the dining level. The project will also address a number of facilities renewal requirements related to the building's mechanical and electrical systems.

Akers Hall is located on the corner of Shaw Lane and Hagadorn Road in the residential district. The location of this project is consistent with the Campus Master Plan.



OFFICE OF THE
VICE PRESIDENT FOR
FINANCE AND
OPERATIONS

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

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 \$20,000,000. This estimate may change as planning progresses and the project scope is further defined.

The sources of funds for this project are expected to be auxiliary fund - Residential and Hospitality Services and tax-exempt financing with debt repayment from the auxiliary fund - Residential and Hospitality Services.

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

CP09330