

MICHIGAN STATE UNIVERSITY

December 4, 2013

MEMORANDUM

To: Trustee Finance Committee

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

Subject: **Project Approval - Authorization to Proceed**
Clinical Center - C-Wing HVAC Replacement

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled Clinical Center - C-Wing HVAC Replacement, and that it approve a budget of \$8,500,000.



Office of the
Vice President
for Strategic
Infrastructure
Planning and
Facilities

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BACKGROUND

Program Need:

The replacement and upgrade of the Clinical Center Animal Facility (CCAF) heating, ventilation, and air conditioning (HVAC) system and the conversion of space to procedure rooms is necessitated by an aging HVAC system, grant funding agency guidelines for animal care, research protocols, and to create a barrier facility that will position MSU to compete more favorably for external funding from agencies such as the National Institutes of Health. The CCAF is one of the major animal care facilities on campus. It will also be the primary facility for researchers that will be located in the new Bio Engineering Building that is under construction.

The CCAF was built in 1976 and the HVAC system is nearing the end of its useful life. In addition, the system lacks redundancy for equipment failure and scheduled maintenance outages, creating an ability to ensure optimal animal health and welfare and research results. The CCAF has been challenged in maintaining proper temperatures and would benefit from updated central environmental monitoring and alarming of the animal environment to ensure rapid response to problems. Creation of the procedure room space in this facility will improve safety, animal health, security, and research protocols associated with research involving animal models.

Due to the nature of this facility's operations, any occupancy of the building will be precluded during this renovation.

Description of the Project:

The Clinical Center is located on Service Road in the south academic district. This project includes a new HVAC system designed to control and maintain the proper temperature, differential pressure, humidity, and outdoor air exchange rate at the room level. It will provide chilled water to the facility at all times. The project will also create new procedure space for researchers by converting office space and enclosing the adjacent overhang area on the ground level. The project will also take advantage of the building being unoccupied, and address a number of infrastructure requirements, including energy conservation measures, Just-In-Time requirements, life safety, and hazardous material abatement.

The Architect/Engineer is Peter Basso & Associates. The Construction Manager is Clark Construction 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:

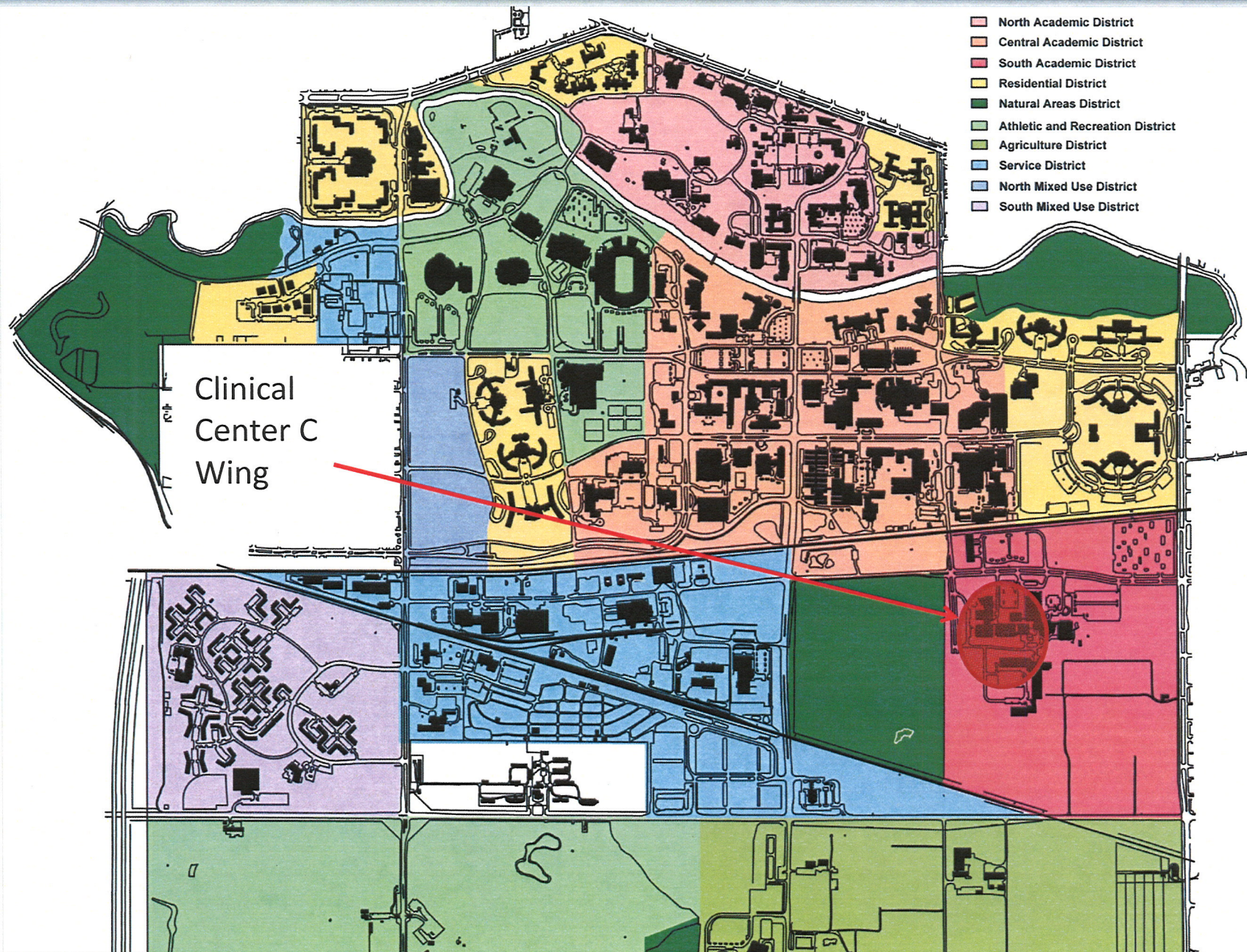
The budget for this Construction Manager project is \$8,500,000 which is being funded from \$3,010,000 of tax-exempt financing with debt repayment from the specialized space fund, \$4,990,000 from operating funds, and \$500,000 from National Institutes of Health grant support.

Construction is planned to begin in March 2014, 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, S. Hsu,
J.R. Haywood

Project Approval – Authorization to Proceed Clinical Center – C-Wing HVAC Replacement

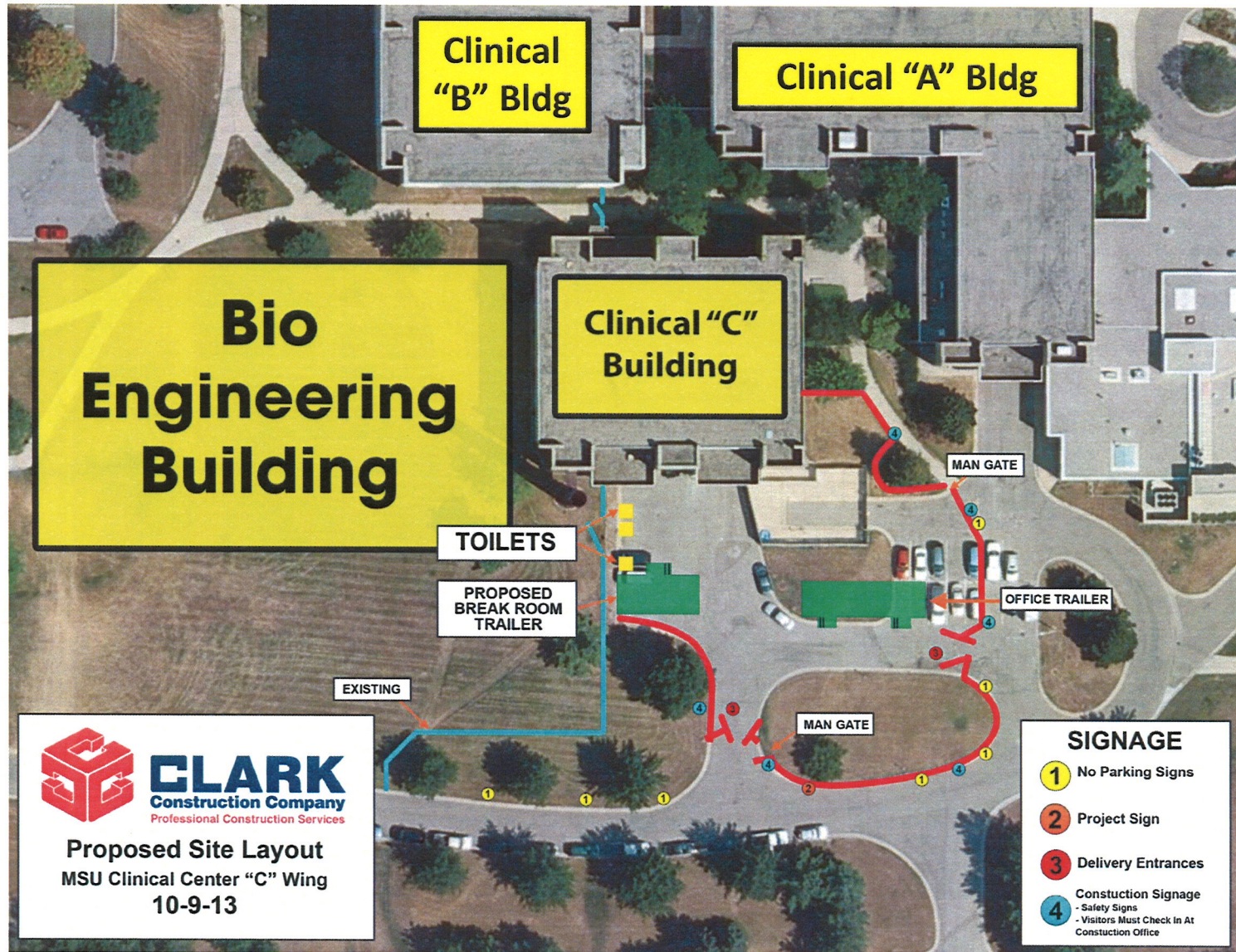
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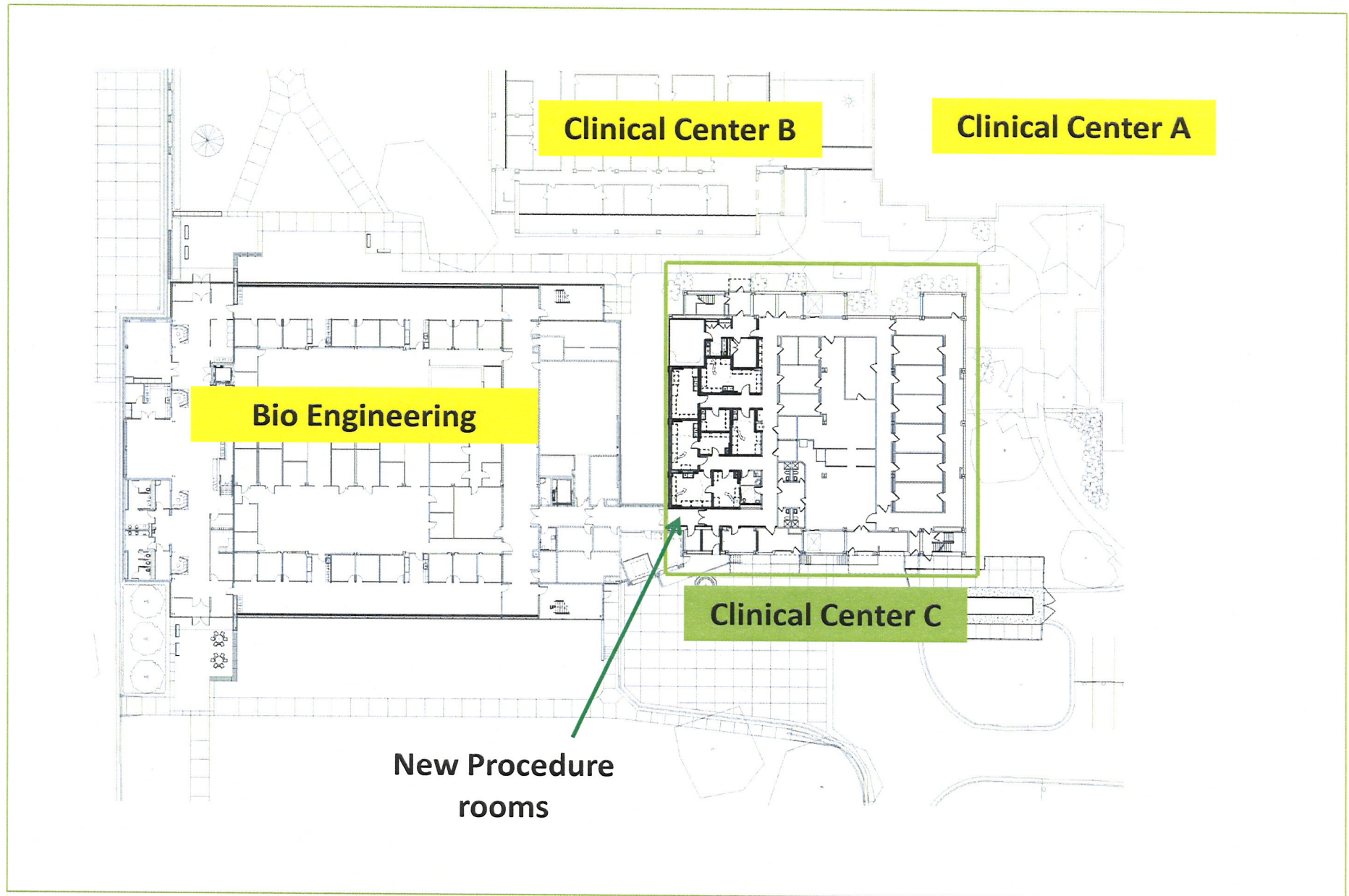
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Preliminary construction site layout plan



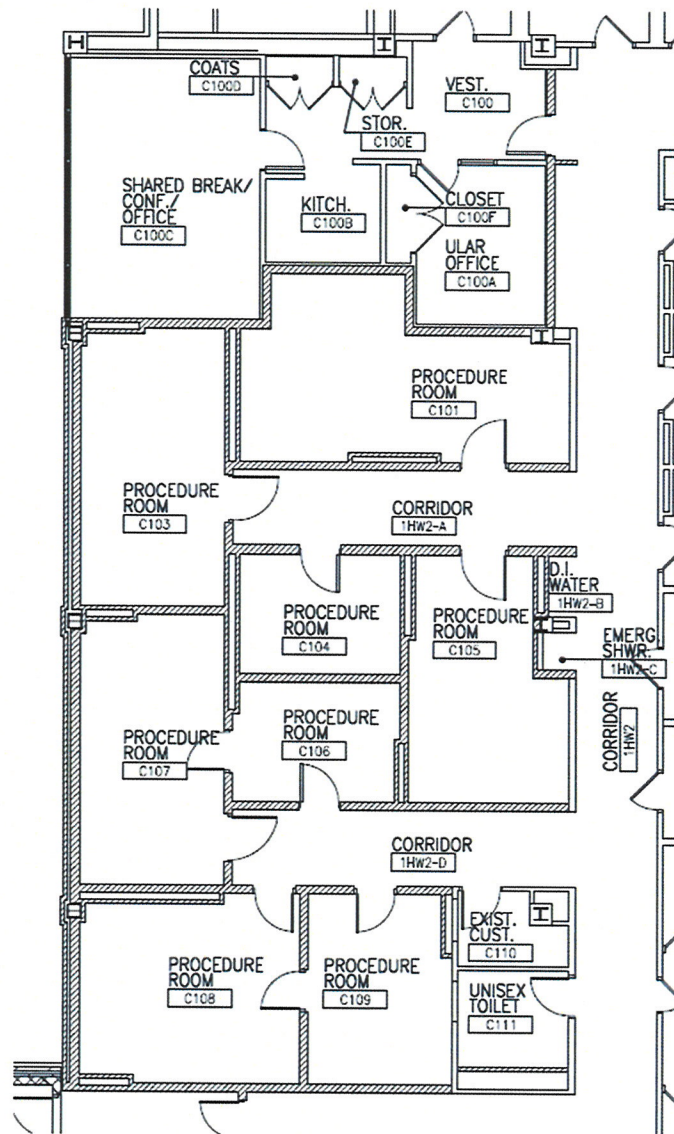
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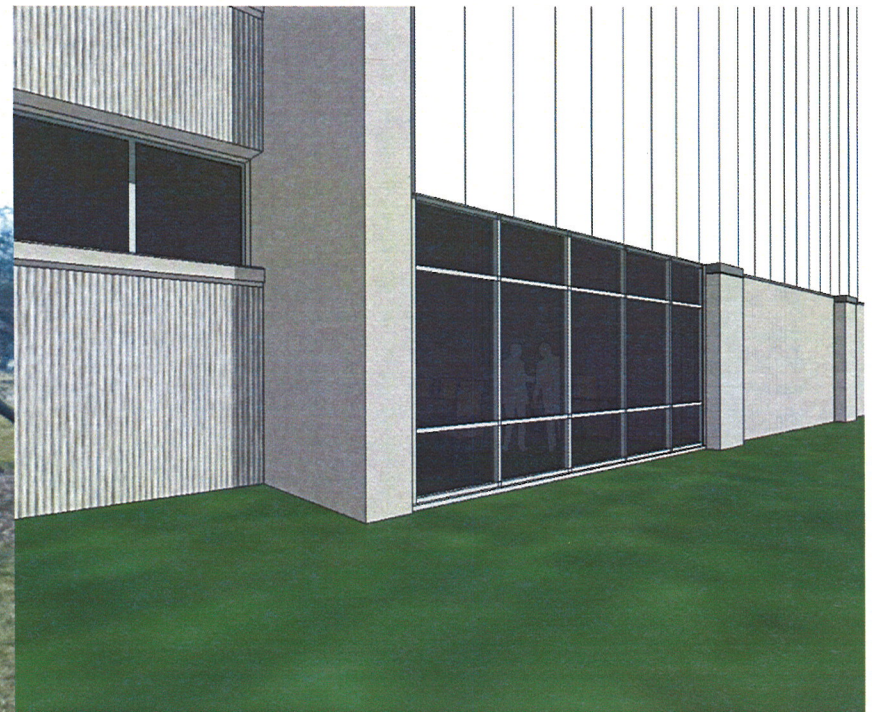


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Enlarged floor plan of added procedure space



Addition 1: Enclosing the overhang to provide additional square feet for procedure spaces.



Proposed infill materials to match existing fluted block with burnished (smooth) columns.

**MICHIGAN STATE
UNIVERSITY**

November 30, 2011

MEMORANDUM

To: Trustee Finance Committee
From: Fred L. Poston *FLP*
Subject: **Authorization to Plan**
Clinical Center - C-Wing HVAC 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 Clinical Center - C-Wing HVAC Replacement.

BACKGROUND

Program Need:

The Clinical Center Animal Facility (CCAF) was built in 1976 and the heating, ventilation, and air conditioning (HVAC) system is nearing the end of its useful life. The HVAC system also lacks redundancy for equipment failure or scheduled maintenance outages and cannot ensure optimal animal health and welfare and research results. The CCAF has been challenged in maintaining proper temperatures and would benefit from updated central environmental monitoring and alarming of the animal environment to ensure rapid response to problems.

General Description of the Project:

The planning of this project is anticipated to include a new HVAC system designed to control and maintain the proper temperature, differential pressure, humidity, and outdoor air exchange rate at the room level. The upgrades will add redundancies to ensure continuous operation during equipment failure and scheduled maintenance to ensure optimal animal health and welfare and research results.

The Clinical Center is located on Service Road in the South Academic District and is consistent with the Campus Master Plan and Planning Principles.

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
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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 \$2,100,000. 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 the general fund and a grant from the National Institutes of Health.

cc: R. Flinn, J. Kacos, M. Haas, G. Klein, B. Kranz, B. Latta, K. Lindahl, M. McCabe,
J. Mumma, R. Nestle, D. Quinney

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