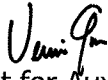


MICHIGAN STATE UNIVERSITY

January 22, 2014

MEMORANDUM

To: Trustee Finance Committee

From: Vennie Gore 
Vice President for Auxiliary Enterprises

Subject: **Project Approval - Authorization to Proceed**
Wilson Hall - Creative Commons 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 Wilson Hall - Creative Commons Renovation, and that it approve a budget of \$2,160,000.



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:

Residential and Hospitality Services (RHS), in conjunction with the College of Engineering, College of Communication Arts and Sciences, and the Broad College of Business, propose the creation of the Creative Commons in Wilson Hall. The Creative Commons will serve as a student-based incubator to support the development of entrepreneurial ventures and new Michigan-based products and services, and equip students with the skills and resources necessary to succeed as both entrepreneurs and business executives in corporations, both large and small. Also, the drainage piping serving the Wilson Hall cafeteria above the proposed space is at the end of its service life and is in need of replacement.

Description of the Project:

Wilson Hall is located at the northwest corner of Wilson and Chestnut Roads in the south academic district. This project includes a comprehensive renovation to C108 Wilson Hall, including demolition of existing interior walls, mechanical and electrical systems; creation of a "creative commons" space, including new HVAC system, audio/video technology, collaboration areas and meeting locations; and replacement of the existing kitchen drainage piping above C108.

The Architect/Engineer is TMP Architecture. The Construction Manager is MSU - 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 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 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. 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 \$2,160,000, which is being funded by a combination of Residential and Hospitality Services - deferred maintenance, general fund - TLE, the College of Engineering, Broad College of Business, and the College of Communication Arts and Sciences.

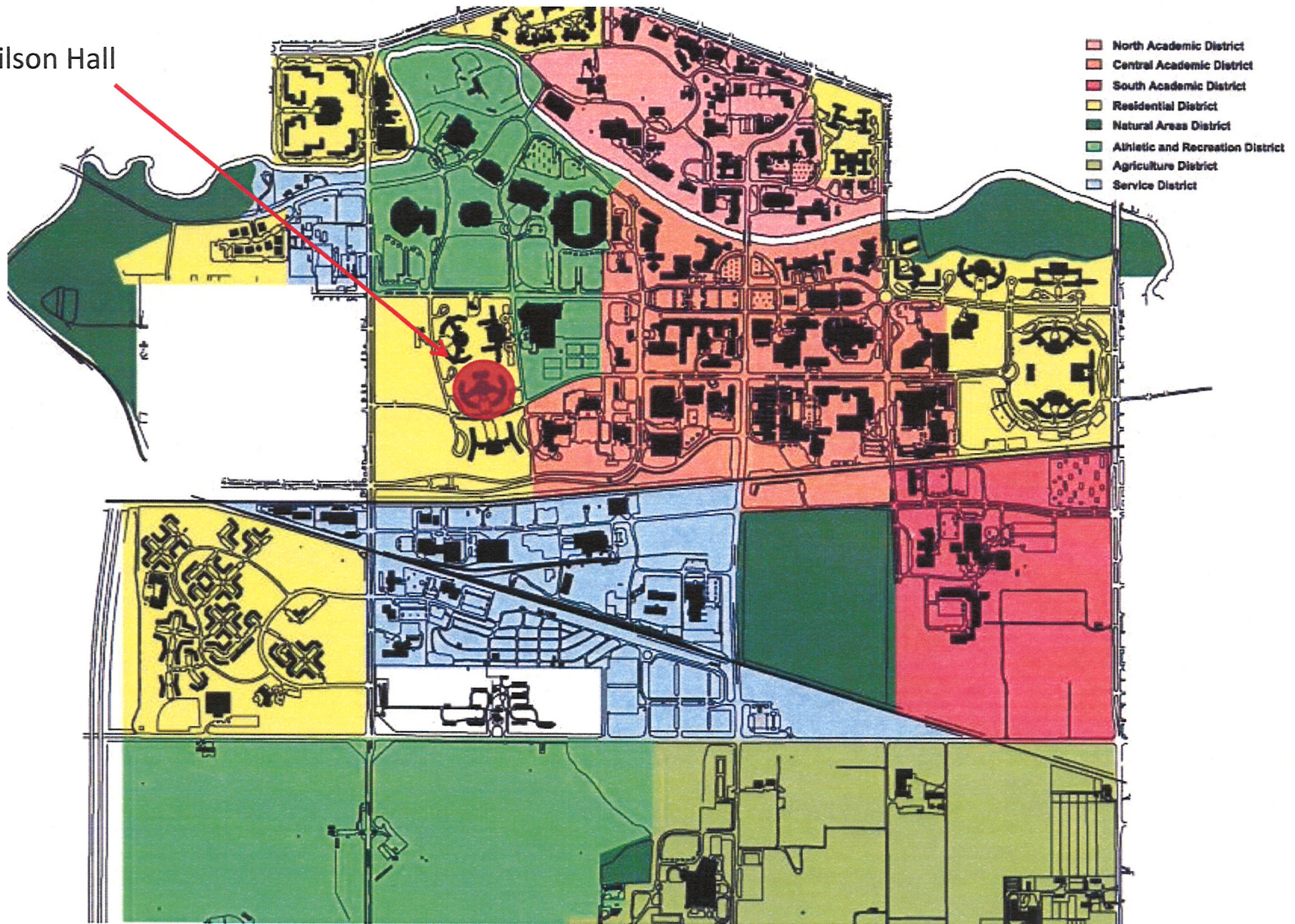
Construction is planned to begin in May 2014, with substantial completion in August 2014, and final completion by March 2015.

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

Project Approval – Authorization to Proceed
Wilson Hall – Creative Commons Renovation

MICHIGAN STATE
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Wilson Hall



Project Approval – Authorization to Proceed
Wilson Hall – Creative Commons Renovation

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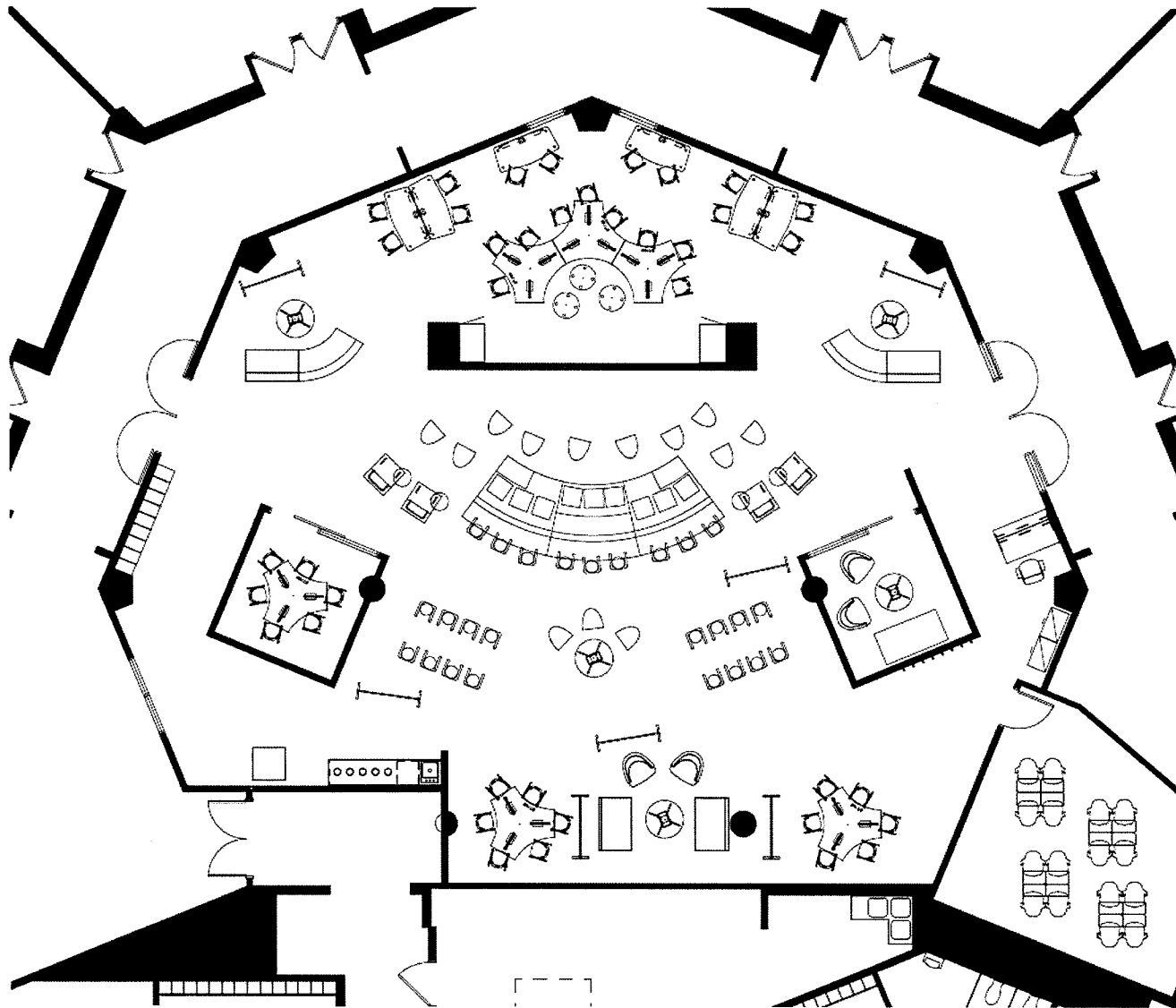
Wilson Hall – C108



Wilson Hall – C108 air handler



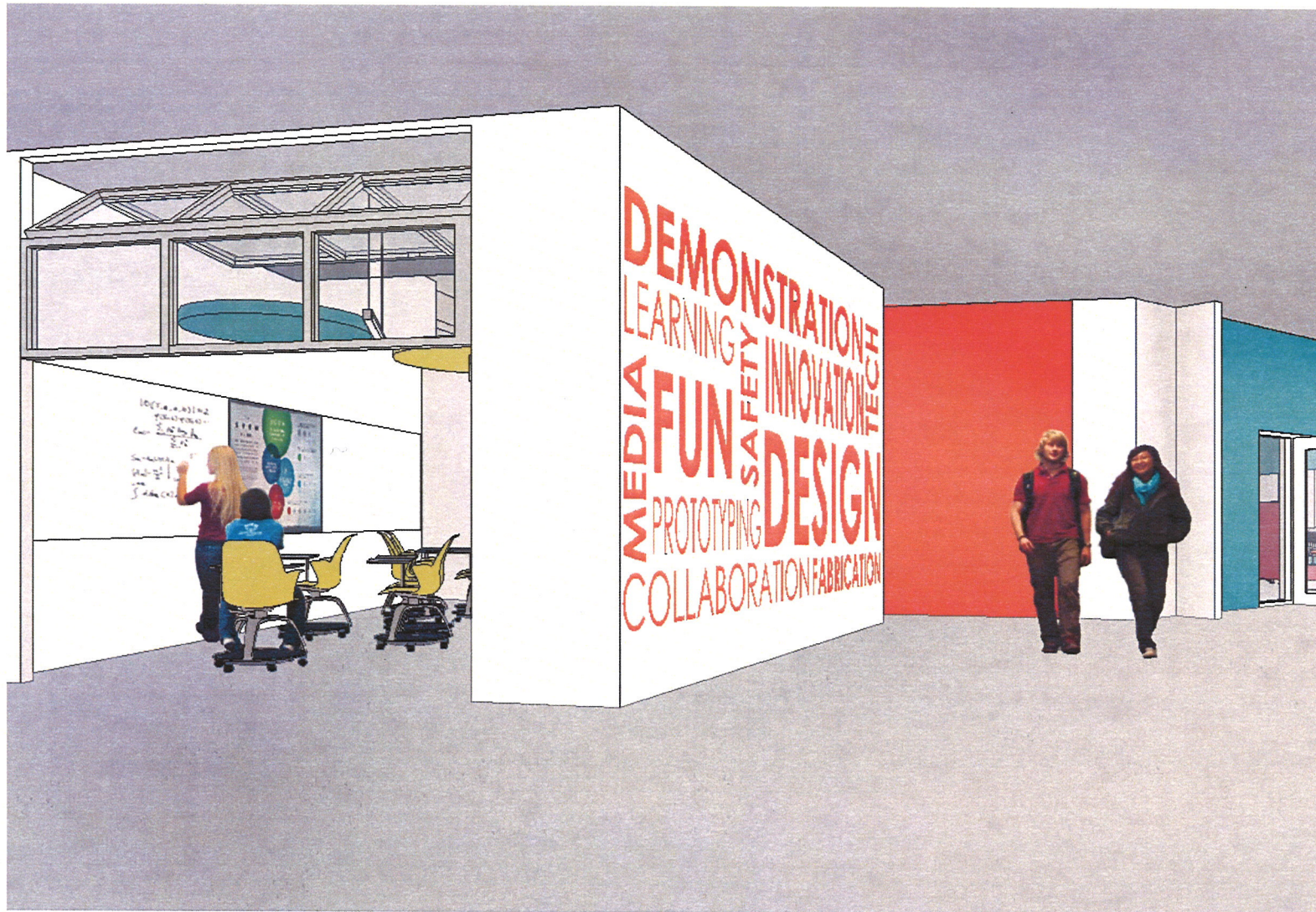
Creative Commons – Proposed Layout



Creative commons – Overall Space – Northeast Perspective



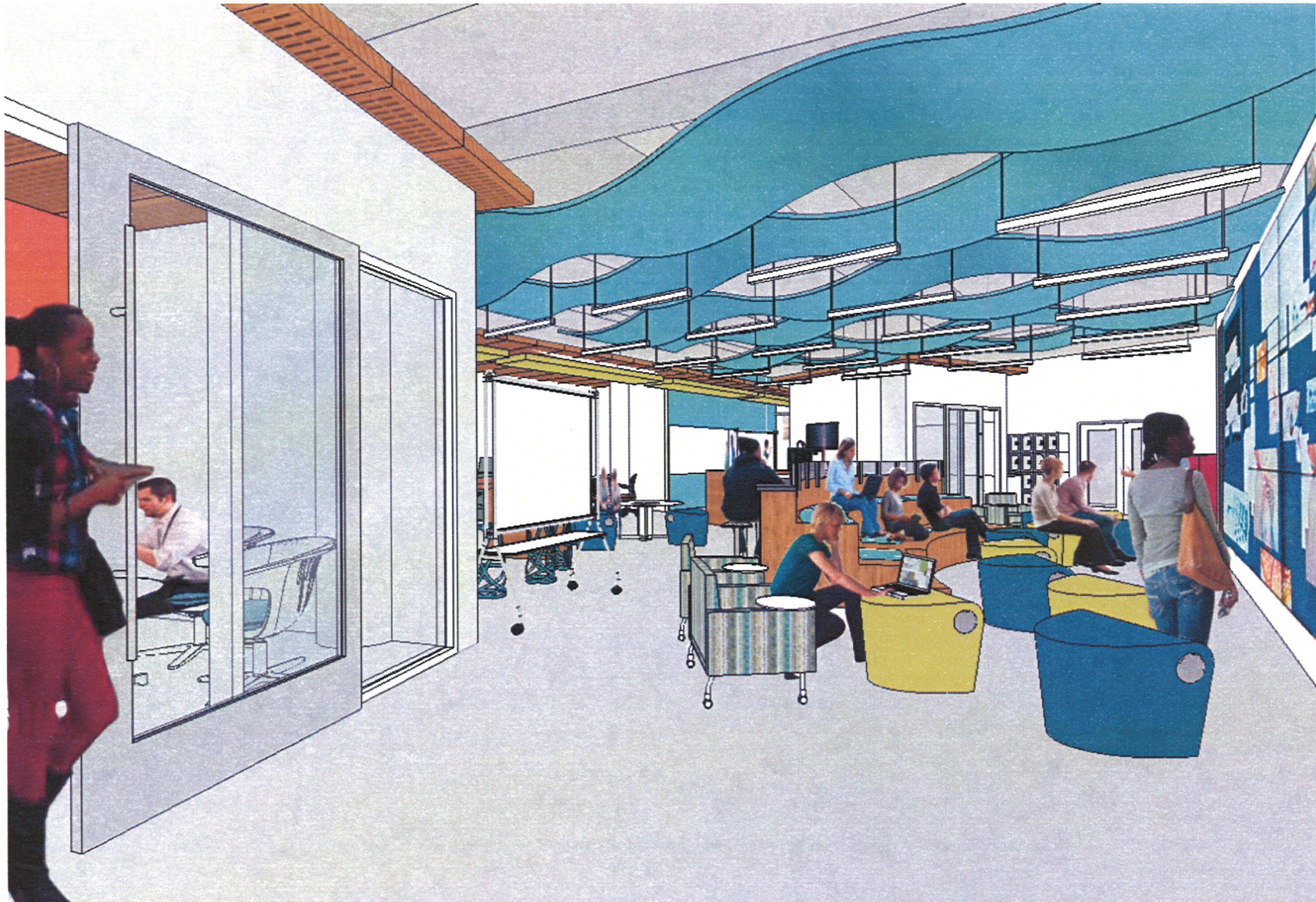
Creative Commons – East Entrance and Meeting Space



Creative Commons – Welcome Station



Creative commons – Presentation and Break-Out Spaces



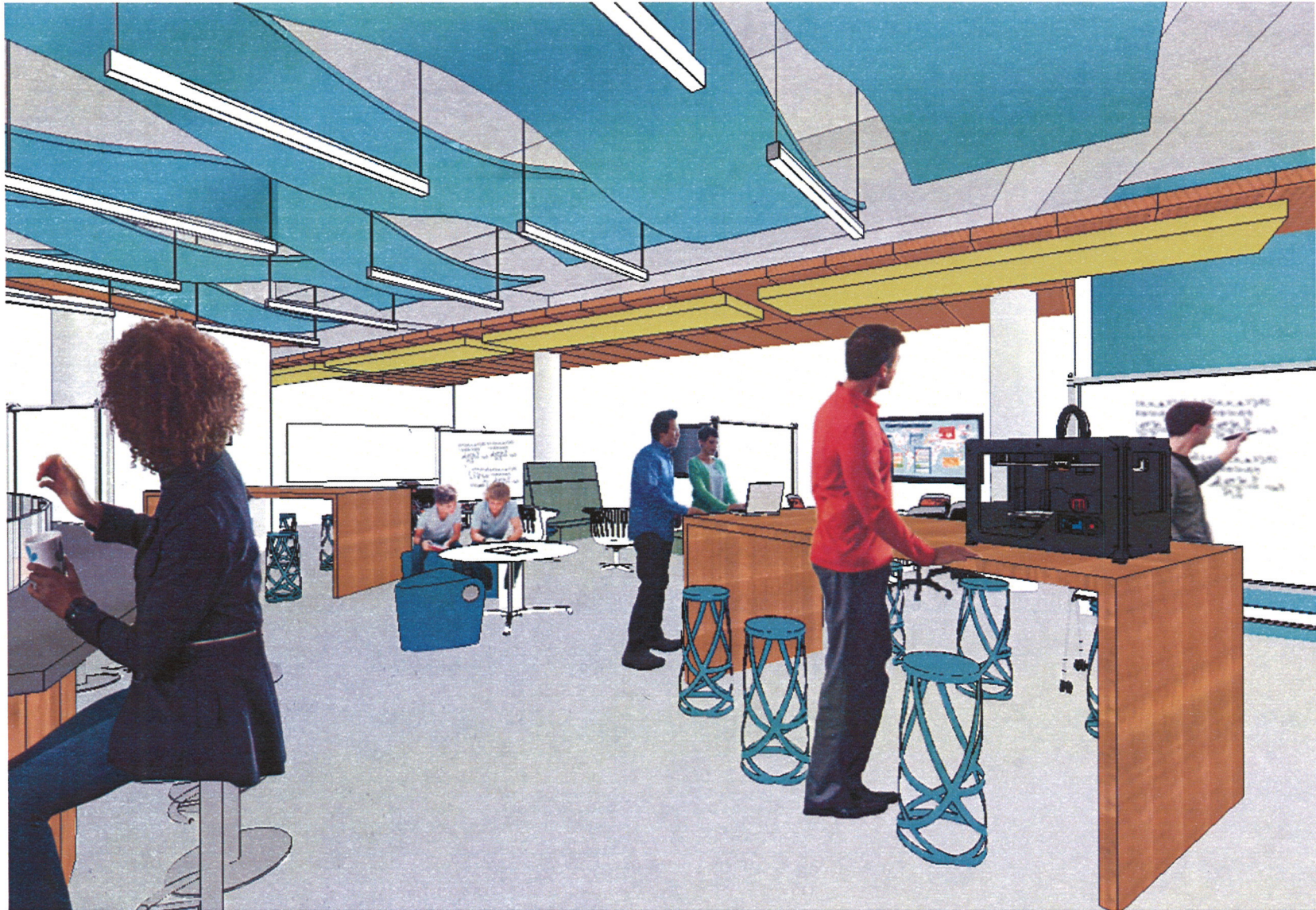
Wilson Hall – Project Approval – Authorization to Proceed
Wilson Hall – Creative Commons Renovation

**MICHIGAN STATE
UNIVERSITY**

Creative Commons – “Messy” Space



Creative commons – Break-Out and Standing Work Table Stations



**MICHIGAN STATE
UNIVERSITY**

October 16, 2013



MEMORANDUM

To: Trustee Finance Committee
From: Ronald T. Flinn *RTF*
Vice President for Strategic Infrastructure Planning and Facilities
Subject: **Authorization to Plan**
Wilson Hall - Creative Commons 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 Wilson Hall - Creative Commons Renovation.



Office of the
Vice President
for Strategic
Infrastructure
Planning and
Facilities

R.T. Flinn
Vice President

Infrastructure Planning
and Facilities Building
Michigan State University
1147 Chestnut Road
Room 101
East Lansing, MI 48824

517-355-3366
Fax: 517-353-6358
ipf.msu.edu

BACKGROUND

Program Need:

Residential and Hospitality Services (RHS), in conjunction with the College of Engineering, College of Communication Arts and Sciences, and the Broad College of Business, wish to propose creation of a space in an RHS facility that will serve as a student-based incubator to support the development of entrepreneurial ventures and new Michigan-based products and services, and equip students with the skills and resources necessary to succeed as both entrepreneurs and business executives in corporations, both large and small. In addition, the existing Sparty's convenience store has become outdated and does not meet the changing needs of its customers. Lastly, the drainage piping serving the Wilson Hall cafeteria above the proposed space is at the end of its service life and is in need of replacement.

General Description of the Project:

The planning of this project is anticipated to include a comprehensive renovation to C108 Wilson Hall, including demolition of existing interior walls, mechanical and electrical systems; creation of a "creative commons" space, including new HVAC system, audio/video technology, collaboration areas and meeting locations; replacement of the existing kitchen drainage piping above C108; and relocation and reconfiguration of the Sparty's convenience store. Any Just-In-Time needs will also be reviewed as part of the planning process.

Wilson Hall is located at the northwest corner of Wilson and Chestnut Roads in the residential district. The location of this project 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 \$2,425,000. 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 a combination of the auxiliary fund - RHS and the general fund.

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, L. Kempel,
S. Lenway, P. Whitten