

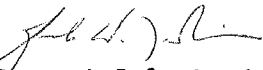
MICHIGAN STATE UNIVERSITY

Trustee Finance Committee – Attachment 7
January 31, 2014

January 22, 2014

MEMORANDUM

To: Trustee Finance Committee

From: Kemel W. Dawkins 
Vice President for Strategic Infrastructure Planning and Facilities

Subject: **Project Approval - Authorization to Proceed**
West Circle Housing Complex - Infrastructure Improvements
(Phase 2 of 2)

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to proceed with the project entitled West Circle Housing Complex - Infrastructure Improvements (Phase 2 of 2), and that it approve a budget of \$6,500,000.



Office of the
Vice President
for Strategic
Infrastructure
Planning and
Facilities

Kemel W. Dawkins
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BACKGROUND

Program Need:

The infrastructure in the West Circle housing complex dates back to the 1940's and is in need of replacement. Failures of the direct buried piping are common and have increased in recent years. The water main in this area is also at the end of its useful life and should be increased in size for effective fire-fighting capability and reliability. Communication lines are in the same steam vaults as steam and condensate return lines, which is not optimal. The existing electrical duct bank is currently full and requires additional ducts to be installed for future electrical improvements to this region of campus. In July of 2013, an electrical system failure resulted in loss of power to Williams Hall for 2-3 days.

Description of the Project:

This project is located in northwest campus in the courtyard areas of Wills House, House, Yakeley-Gilchrist, and Williams Hall in the residential district. This project involves steam and condensate piping to the adjacent buildings along with a new water main, communication lines, and electric ducts. Replacement of the primary electrical services to these buildings will be accomplished by installing a regional substation and pad mounted transformers. The east side of the complex

infrastructure (serving Mary Mayo, Campbell and Landon Halls) was completed in 2009. This project will complete the infrastructure renewal for the West Circle Housing complex. This is a Just-In-Time maintenance project and does not impact the Campus Master Plan.

The Architect/Engineer is Orion Engineering. MSU Engineering and Architectural Services will serve as the Construction Manager.

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 \$6,500,000, which is being funded by the master utility reserve.

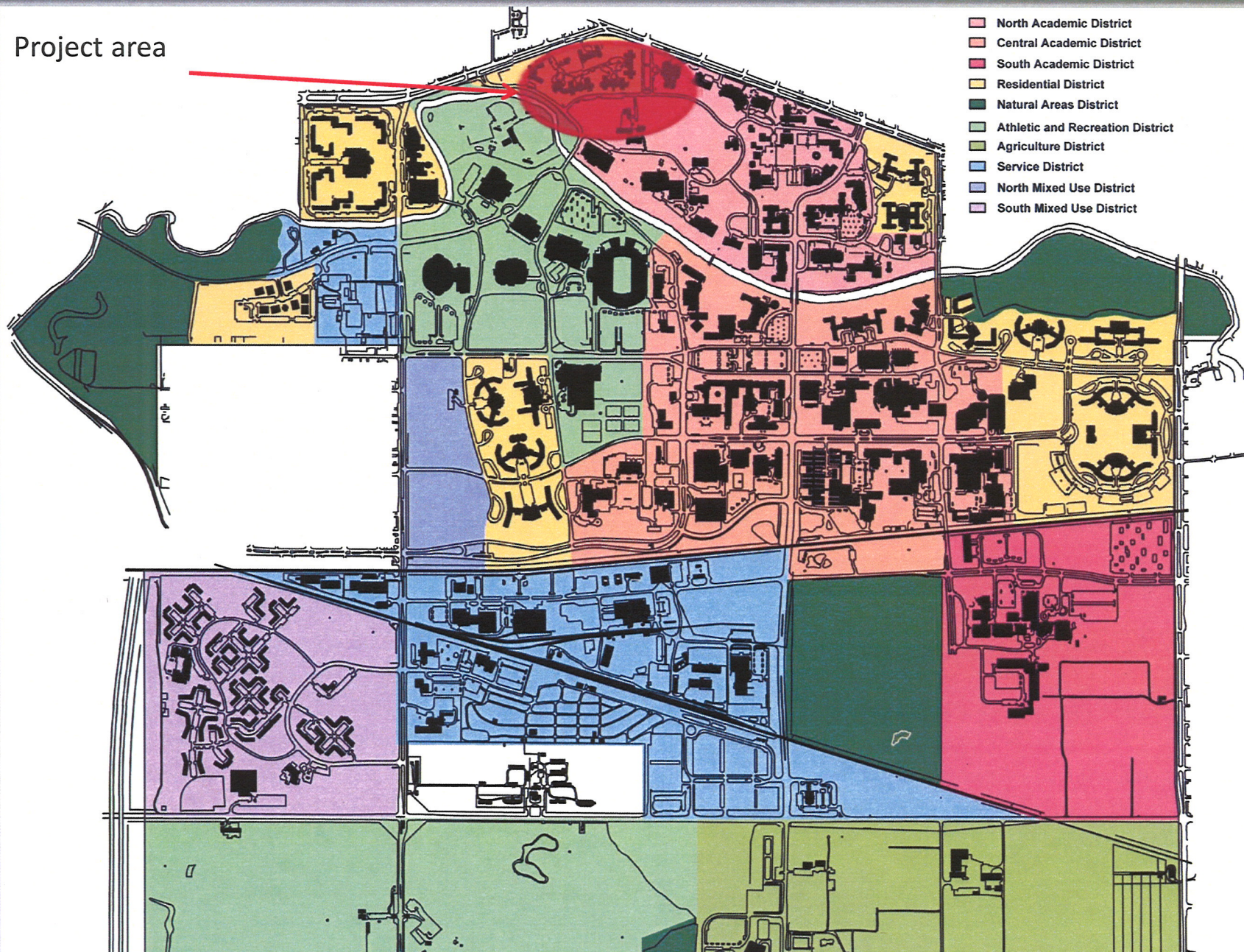
Construction is planned to begin in March 2014, with substantial completion in August 2014, and final completion by December 2014.

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, K. Neils

Project Approval – Authorization to Proceed
West Circle Housing Complex – Infrastructure Improvements (Phase 2 of 2)

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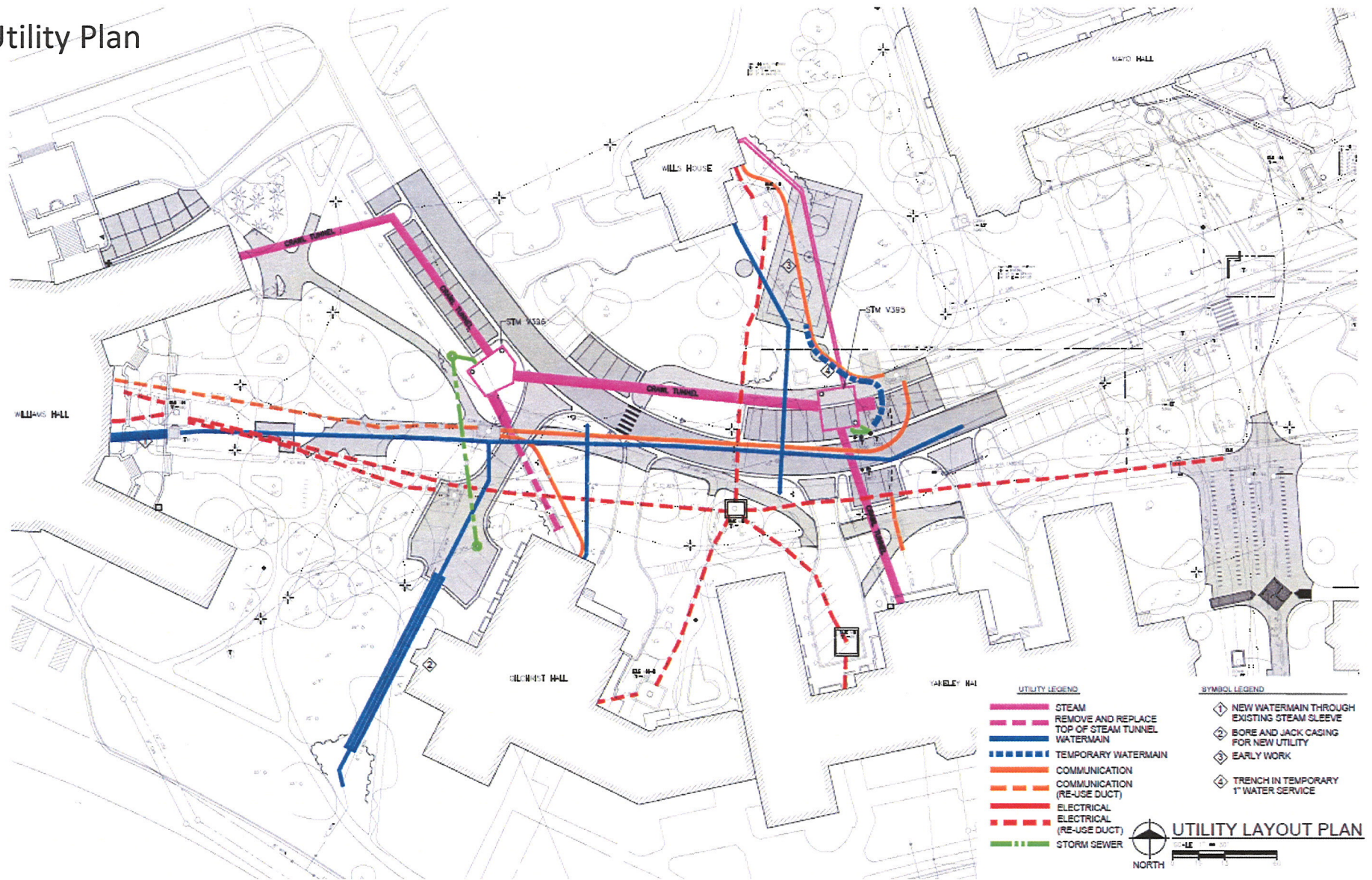
Project area



Project Approval – Authorization to Proceed
West Circle Housing Complex – Infrastructure Improvements (Phase 2 of 2)

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Utility Plan



**MICHIGAN STATE
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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**
West Circle Housing Complex - Infrastructure Improvements
(Phase 2 of 2)

RECOMMENDATION

BE IT RESOLVED that the Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for the project entitled West Circle Housing Complex - Infrastructure Improvements (Phase 2 of 2).



Office of the
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BACKGROUND

Program Need:

The infrastructure in the West Circle housing complex dates back to the 1940's and is in need of replacement. Failures of the direct buried piping are common and have increased in recent years. The water main in this area is also at the end of its useful life and should be increased in size for effective fire-fighting capability and reliability. Communication lines are in the same steam vaults as steam and condensate return lines, which is not optimal. The existing electrical duct bank is currently full and requires additional ducts to be installed for future electrical improvements to this region of campus. In July of 2013, an electrical system failure resulted in loss of power to Williams Hall for 2-3 days.

General Description of the Project:

The planning of this project is anticipated to include steam and condensate piping to Wills House, Yakely-Gilchrist, and Williams Hall, along with a new water main, communication lines, and electric ducts. Replacement of the primary electrical services to these buildings will be accomplished by installing a regional substation and pad mounted transformers. The east side of the complex infrastructure (serving Mary Mayo, Campbell and Landon Halls) was completed in 2009. This project would complete the infrastructure renewal for the West Circle Housing complex.

This project is located in northwest campus in the courtyard areas of Willis House, Yakeley-Gilchrist, and Williams Hall in the residential district. This is a Just-In-Time maintenance project and does not impact 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 \$6,500,000. 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 from a combination of the general fund - Just-In-Time and tax-exempt financing with debt repayment from the general fund - Just-In-Time.

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,
L. Adams