MICHIGAN STATE
UNIVERSITY

APPROVED

SEPTEMBER 6, 2019

BOARD OF TRUSTEES
MICHIGAN STATE UNIVERSITY

September 6, 2019

**MEMORANDUM**

**To:** Committee on Budget and Finance

**From:** Daniel J. Bollman Daniel J Bollman
Vice President for Strategic Infrastructure Planning and Facilities

**Subject:** **Authorization to Plan**
Business College Complex - Eppley Center - Student Support, Capital Renewal, and Building Envelope *(revised)*

## RECOMMENDATION

The Trustee Committee on Budget and Finance recommends that the Board of Trustees authorize the Administration to plan for capital renewal, relocation of student support activities, and potential replacement of the building envelope at the Eppley Center of the Business College Complex.

## RESOLUTION

BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to plan for the project entitled "Business College Complex - Eppley Center - Student Support, Capital Renewal, and Building Envelope."

## BACKGROUND

**Program Need:**

The Administration originally brought the capital renewal portion of this project to the Board for authorization to plan in February 2018 as a coordination opportunity associated with the Edward J. Minskoff Pavilion. The Pavilion was recently completed and opened in August 2019.

The south wing of the Business College Complex (Eppley Center) was originally constructed in 1961. Eppley's mechanical systems are at the end of their useful life and can no longer be operated or maintained efficiently. These capital renewal improvements will result in better air distribution, occupant comfort, and energy savings.

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As planning for the capital renewal improvements proceeded, it became clear that capital renewal needs were more extensive than anticipated. The project cost increased and it was determined that the building would need to be unoccupied during construction. During the planning process, it also became apparent that improvements were needed to address programmatic needs and there was a desire to update the building's envelope. The revised Authorization to Plan encompasses the expanded scope of the project.

Completion of the Pavilion results in vacated space in the Eppley Center, giving the College the opportunity to realign and consolidate student support services on the first and second floors. The proposed renovations would focus on bringing together undergraduate advising and related services in one cohesive location and in proximity to other student focused space and programs in the Pavilion.

Planning is also requested for the replacement of the building envelope (exterior stone panels and windows) of the Eppley Center. The current exterior does not compliment the newly built Edward J. Minskoff Pavilion and there is interest among donors to achieve a more unified physical presence for the College of Business.

While these proposed projects can stand-alone, there are benefits to coordination, including construction mobilization, design integration, project delivery, and minimization of disruption to the College. Relocation of people and programs from the Eppley Center will be required for the HVAC, exterior stone panel, and window replacement projects.

**General Description of the Project:**
As planning continues, the capital renewal HVAC project is anticipated to include replacing air handler equipment and duct work for the entire Eppley Center, including variable frequency drive, new motors, and fans for all variable air volume boxes at selected locations; updating life safety including fire alarm and fire suppression; asbestos abatement; and replacement of ceilings and light fixtures with LED fixtures. First and second floor renovations would include demolition and construction of new advising offices and associated support spaces and computer labs including new flooring, power, data, painting, and furniture. The planning team will also evaluate the replacement of the exterior stone panels and windows to provide a more unified physical presence for the Eppley Center within the context of the north and pavilion additions.

The project is located Shaw Lane in the south academic district. The location is consistent with the Campus Land Use Master Plan.

**Communication Plan:**
Input will be solicited from the campus community during the planning phase.

**Preliminary Project Cost Information**
Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate for the Capital Renewal (HVAC) and first and second floor renovations is $10,000,000 - $12,000,000. The replacement of the exterior stone panels and windows is estimated at an additional $8,000,000 to $9,000,000. These estimates may change as the project and its scope are refined during the planning process.

The source of funds for the project(s) is expected to be from a combination of general fund-capital renewal and gifts to the College of Business, and/or debt financing with debt repayment from the same sources.

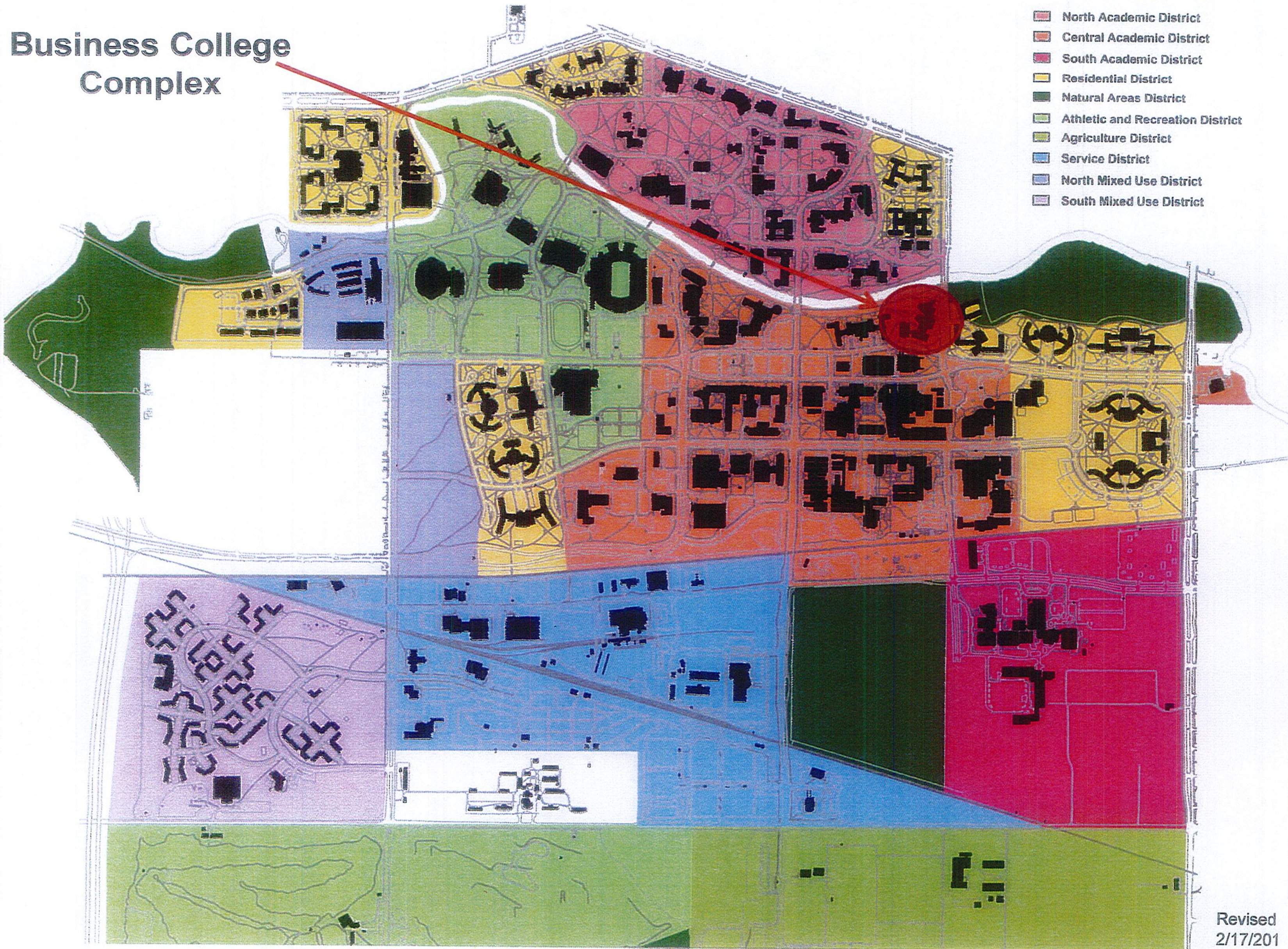
cc: Board of Trustees, S. Stanley, S. Udpa, J. Youatt, K. Wilbur, N. Barr, M. Zeig, B. Quinn, V. Gore, M. Haas, L. Adams, J. Gaboury, B. Kranz, C. Leese, M. McCabe, J. Mumma, J. Rayis, L. Senecal, K. Oosterhoff, S. Gupta

CP18003

Authorization to Plan

**Business College Complex – Eppley Center – Student Support and Capital Renewal**

MICHIGAN STATE UNIVERSITY




Revised 2/17/2017

MICHIGAN STATE
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February 5, 2018

APPROVED
FEB 16 2018
BOARD OF TRUSTEES
MICHIGAN STATE UNIVERSITY

**MEMORANDUM**

**To:** Trustee Finance Committee

**From:** Daniel J. Bollman
Associate Vice President for Strategic Infrastructure Planning and Facilities

**Subject:** **Authorization to Plan**
Business College Complex - Eppley Center - Capital Renewal

**RECOMMENDATION**
The Trustee Finance Committee recommends that the Board of Trustees authorize the Administration to plan for capital renewal infrastructure improvements for the Eppley Center.

**RESOLUTION**
BE IT RESOLVED, that the Board of Trustees of Michigan State University hereby authorizes the Administration to plan for the project entitled "Business College Complex - Eppley Center - Capital Renewal."

**BACKGROUND**
**Program Need:**
The south wing of the Business College Complex (Eppley) was originally constructed in 1961. Eppley's mechanical systems are at the end of their useful life and can no longer be operated or maintained efficiently. These improvements will result in improved air distribution and occupant comfort and provide energy savings. The Board approved a three-story addition to the west wing of the Eppley Center in April of 2017, and that construction is currently taking place. Coordination of needed capital renewal infrastructure improvements with the construction of the addition provides an opportunity to complete this work and reduce future disruption to the business college complex.

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**General Description of the Project:**
As planning begins, the project is anticipated to include replacing air handler equipment and duct work for the entire Eppley Center, including variable frequency drive and new motors and fans for all variable air volume boxes at selected locations. The project will also update the property's life safety features including fire alarm and fire suppression. Finally, the project will include demolition, asbestos abatement, and replacement of ceilings and light fixtures with LED fixtures.

Eppley Center is located on Shaw Lane in the central academic district. The project will be consistent with the Campus Land Use Master Plan.

**Communication Plan:**
Input will be solicited from the campus community during the planning phase.

**Preliminary Project Cost Information:**
Based on cost experience for similar projects and current pricing information, the preliminary project cost estimate is $4,100,000 - $4,500,000. This estimate may change as the project and its scope are refined during the planning process.

The source of funds for the project is expected to be general fund - capital renewal or debt financing with debt repayment from the general fund - capital renewal.

cc: Trustee Policy Committee, J. Engler, J. Youatt, S. Udpa, B. Beekman, R. Noto, V. Gore, M. Haas, J. Gaboury, J. Rayis, L. Adams, B. Kranz, M. McCabe, J. Mumma, K. Watson, S. Gupta

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