

**MICHIGAN STATE
UNIVERSITY**

December 13, 2019

APPROVED

DECEMBER 13, 2019

BOARD OF TRUSTEES
MICHIGAN STATE UNIVERSITY

MEMORANDUM

To: Committee on Budget and Finance

From: Samuel L. Stanley, Jr., M.D.
President SLS

Subject: **Project Approval - Authorization to Proceed**
Business College Complex - Eppley Center - Student Support
and Capital Renewal

RECOMMENDATION

The Trustee Committee on Budget and Finance recommends that the Board of Trustees authorize the Administration to proceed with capital renewal and relocation of student support activities 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 proceed with the project entitled "Business College Complex - Eppley Center - Student Support and Capital Renewal" with a total budget of \$10,300,000.

BACKGROUND

The south wing of the Business College Complex (Eppley Center) was originally constructed in 1961. The Board authorized the Administration to plan for capital renewal in February 2018 and revised this to authorize the expansion of the scope to include student support spaces and the building envelope in September 2019. Through the planning process, the capital renewal mechanical system improvements, relocation of the student support program, and feasibility of updating the building's envelope were considered. As a result of this planning, two of the three potential projects at Eppley are recommended to proceed: mechanical system improvements and student support program relocation.

With regard to capital renewal, the mechanical systems at Eppley are at the end of their useful life, can no longer be operated or maintained efficiently, and would be replaced. These improvements will result in better air distribution, occupant comfort, and energy savings.



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With regard to student support spaces, completion of the Edward J. Minskoff Pavilion resulted in vacated space in Eppley, giving the College the opportunity to realign and consolidate high priority programmatic needs that will bring together undergraduate advising and related services; and computer labs in one cohesive location and in proximity to other student focused space and programs in the Pavilion.

Description of Project:

Eppley Center is located on Shaw Lane in the central academic district. The capital renewal project includes 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. The programmatic component of the project will renovate the first and second floors of the Eppley Center and include demolition and construction of new advising offices, associated support spaces and computer labs including new flooring, power, data, painting, and furniture. The project also includes temporary relocation of the Eppley Center occupants.

The Construction Manager is Clark Construction Company. The Architect/Engineer is Fishbeck.

Communication Feedback:

Members of the campus community had opportunities to provide feedback during the planning phase. Any concerns they expressed have been addressed in the project design.

The Campus Infrastructure Planning Work Group supports the recommendation to proceed with the project.

As construction proceeds, the schedule will be shared with the campus community.

Project Cost and Timetable:

The budget for this Construction Management project is \$10,300,000 with a contingency of \$1,008,500. The capital renewal portion of the project will be funded from general fund-capital renewal (approximately \$7.3 million). The programmatic renovations will be funded from gifts to the College of Business (approximately \$3 million). The entire project may be debt financed with debt repayment from the above sources.

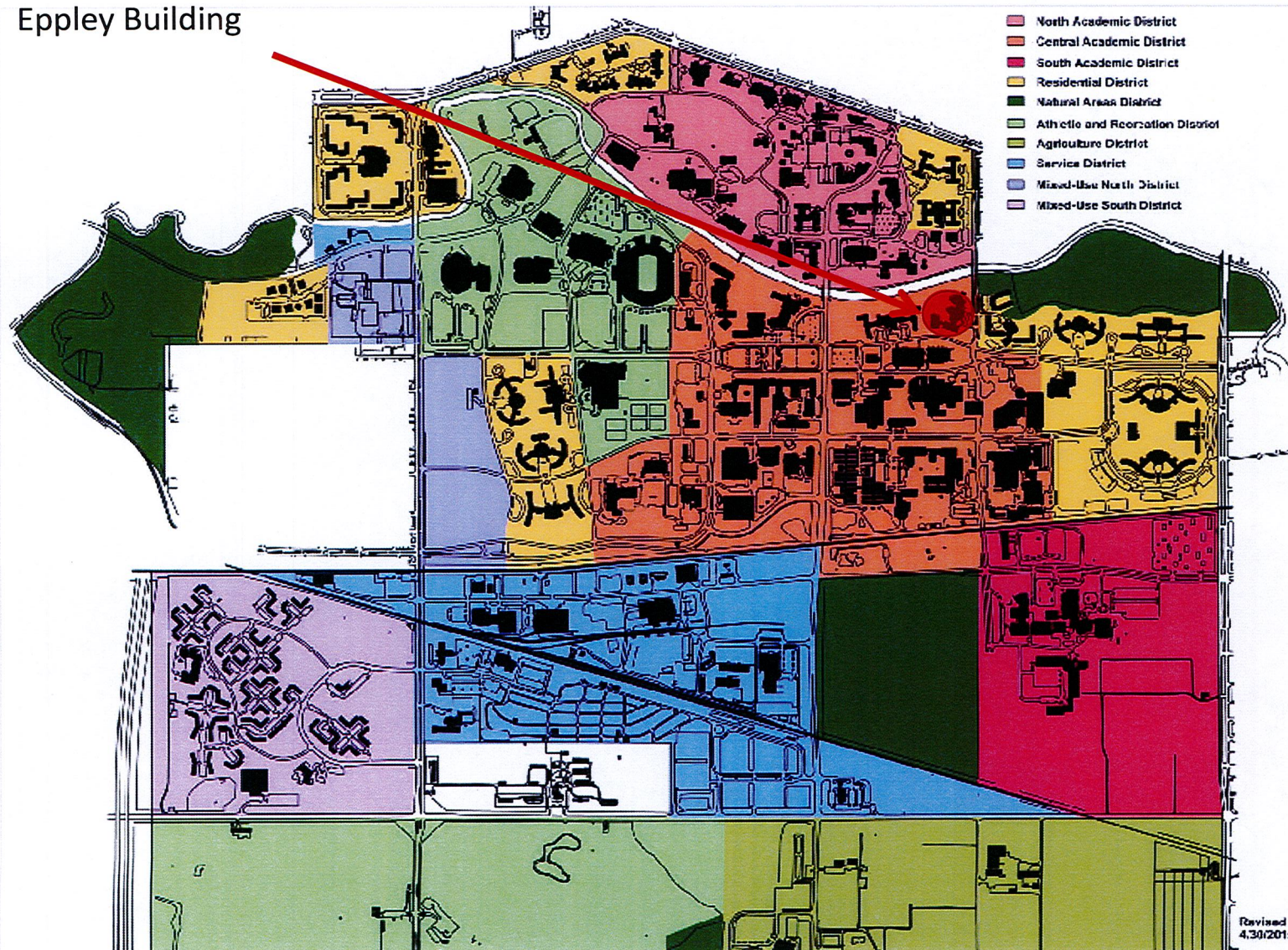
Construction is expected to begin in May 2020, with substantial completion in December 2020.

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

Authorization to Proceed – Business College Complex – Eppley Center - Student Support and Capital Renewal

MICHIGAN STATE
UNIVERSITY

Eppley Building



MINSKOFF BUSINESS PAVILION SOUTH LINK

Legend

- CLASSROOM / LAB
- COMMON SPACE
- KITCHEN/COPY/STORAGE
- OFFICE
- SUPPORT

NORTH BUILDING

UNDERGRADUATE ACADEMIC SERVICES

FIRST FLOOR PLAN

STAFF 100

INSTRUCTIONAL COMPUTER LAB 100

STAFF 102

STAFF 102A

STAFF 102B

STAFF 102C

STAFF 102D

STAFF 102E

STAFF 102F

STAFF 102G

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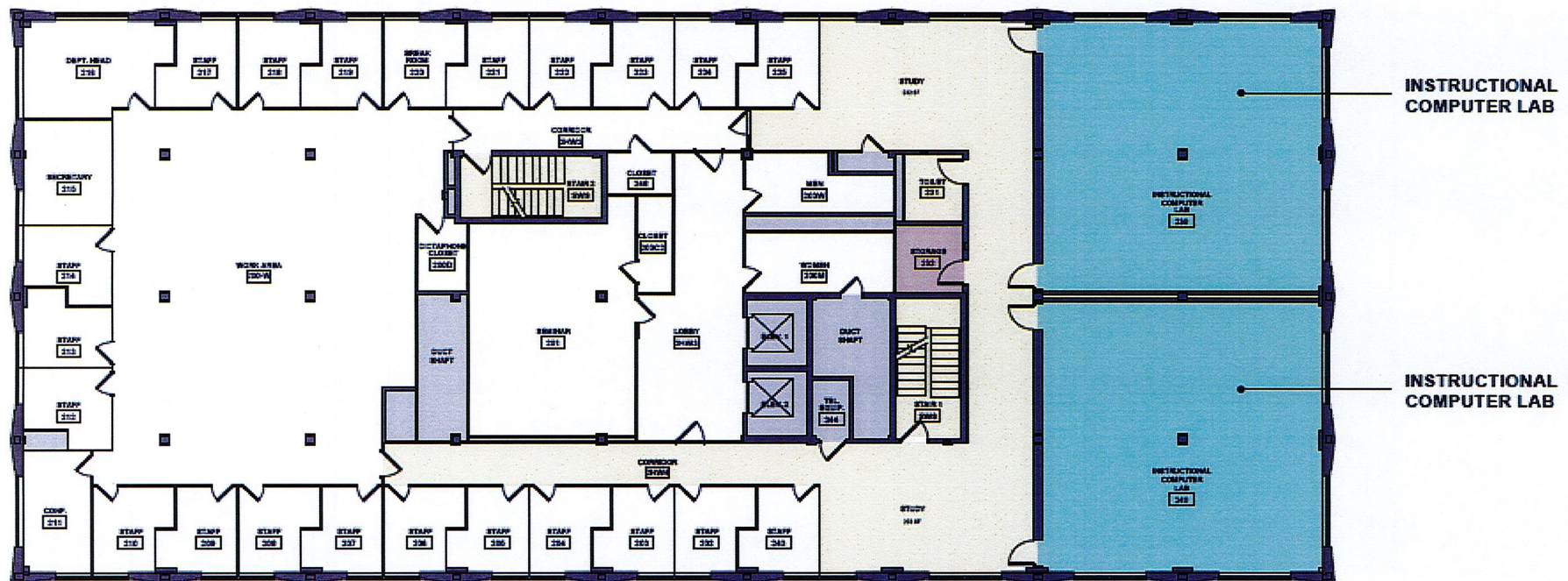
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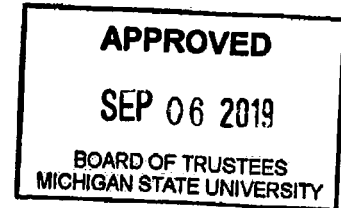
 CLASSROOM / LAB
 COMMON SPACE
 STORAGE
 SUPPORT



 **SECOND FLOOR PLAN**
0 FT 10 FT 20 FT

**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 Pavllon 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

**MICHIGAN STATE
UNIVERSITY**

February 5, 2018

MEMORANDUM



To: Trustee Finance Committee

From: Daniel J. Bollman *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 Epley 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.

Epley 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