CONSTRUCTION PLANNING AND PROGRESS MEETING
BROUGHT TO YOU BY INFRASTRUCTURE PLANNING AND FACILITIES
Thursday, December 10, 2015

Twitter hashtag #msuconstruction
PLEASE LET US KNOW HOW WE’RE DOING

• We want your thoughts and suggestions about how you feel about this new online version of Construction Junction, and what we might do to improve.

• Please leave any comments or suggestions in the feedback box on the Construction Junction webpage located at: http://ipf.msu.edu/construction/construction-junction/index.html.

• Thank you in advance!
MSU Board of Trustees updates

Informational
  • Campus snow plan

New presentation
  • Music Practice Building – replace windows
Project updates

- 1855 Place
- Grand Rapids – real estate and research facility development
- Children’s Garden – restroom and sewer line
- Bio Engineering Facility
- Crop Science – field laboratory – addition 2 – greenhouse
- Crop Science – storage building 2 – construct original building
- MSU Police Special Response Team operations center
- Engineering Building – chiller replacement
- New intercollegiate golf facility
- Executive Development – weekend MBA alterations to level A
- Natural gas distribution – new pipeline from Mt. Hope
- T.B. Simon Power Plant – upgrade utility substation
Step 1: Authorization to plan

- IM Sports West – replace pool and locker room HVAC systems
- IM Sports – circle and various buildings – healthy campus recreation and fitness

Step 2: Authorization to proceed

- Engineering Building – alterations to suite 1515
Step 2: Authorization to proceed

- Parking Lot 89 – Commuter Lot – repave southeast section
- Music Practice Building – replace windows
- Sheep Barn – addition 2 – Sheep Lambing and Research Facility

Step 3: Bid and contract award

- Food Processing and Innovation Center
- Hubbard Hall – exterior masonry repair 2016
Campus Snow Plan
• It’s snow season. Be snow safe!
• Don’t rush – give yourself time to get to work
• Drive carefully
• Dress warmly
• Wear sensible shoes
• Watch where you are walking
• Shorten the length of your stride while walking
• Check the forecast before heading outside
• Safety

• Do not dart out in front of or behind snow-removal equipment. It is large, loud and difficult to stop quickly.

• Make eye contact with a snow-removal equipment operator before crossing in front of him/her.
• Salt and ice-melt compound
  • Dial 353-1760 to report icy spots on campus.
  • It takes time for the ice-melt compound to take effect.
Brine versus no brine

Inch of snow
And wind
11/18/14
Brine versus no brine
Remember... your help is needed!

If you see an icy area, please sprinkle it with ice-melt compound.
Please help us keep walking surfaces clear of snow and ice this winter.

The ice-melt compound is an environmentally friendly alternative to salt that is provided by your Infrastructure Planning and Facilities partners in snow removal:
- Building Services–Custodial Services
- Landscape Services

Thank you for your help!
• **Sidewalks**

  • Do not park so close to the sidewalk that your car’s bumper hangs over it.
**Parking lots**

- Avoid parking in the part of a lot that has not yet been cleared.
- Park where it’s plowed or wait a few minutes for the driver to finish and then park freely in the cleared lot.
• **Residence hall parking loops**
  
  • Parking is prohibited in residence hall loops from 2 to 6 a.m.
  
  • With 65 people plowing, 26,000+ spaces must be cleared before 6 a.m.
• To request services or to report dangerous spots on campus, call 353-1760.
• If you can’t call, tweet IPF (@MSUFacilities) to report snow concerns (and to send photos).
• For more information on MSU’s snow-removal plans, visit ipf.msu.edu.
  o Snow and ice removal services: http://ipf.msu.edu/services/snow-and-ice-removal.html
  o Green practices for snow removal: http://ipf.msu.edu/green/practices/snow-removal.html
• E-mail feedback, suggestions and comments to snowplan@ipf.msu.edu.
Music Practice Building – replace windows

Music Practice
Why?

• The windows in Music Practice date to the building’s construction in 1968 and no longer provide adequate insulation or environmental protection
• Humidity fluctuations increase the stress and maintenance costs of instruments within the building, and impact the operations of the College of Music
• Replacement windows with efficient, thermally broken windows will support humidity levels for the building without excessive condensation
• Window surface finishes will also be restored
Impacts

• Existing loading dock parking area may be needed for temporary staging area during construction
• Possible temporary re-routing of pedestrian traffic during construction at adjacent sidewalk east of building

Timeline

• Construction start: May 9, 2016
• Construction completion: August 2016
Existing condition of Music Practice site
Music Practice Building – replace windows

Existing curtainwall windows – south elevation
Existing window – plaster deterioration
Music Practice Building – replace windows

Existing window – typical window treatment
Music Practice Building – replace windows

Existing window – exterior view
Music Practice Building – replace windows

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Construction representative:
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Project location
Why?

• Create a living environment that supports both single students and student families around the resources they need to be academically successful

• Create an institutional asset to further our world class land-grant mission

• Consolidate office spaces from across campus, freeing up space for academic programs while saving resources and improving communication

• Create synergies between Residential and Hospitality Services and Intercollegiate Athletics
Project scope

• 102,000 square foot mixed use office building (LEED Silver)
  o RHS offices
  o Intercollegiate Athletics offices
  o Retail
• 438,000 square foot student apartments
  o Single student apartments (Studio, 2BR, 4BR)
  o Family housing apartments (1BR, 2BR)
• Parking (2,075 spaces)
  o Deck
  o Student (apartments)
  o Event\staff
• Funding Source – auxiliary funds
  o RHS
  o Intercollegiate Athletics
  o Parking
### Timeline

- **Construction start:** Summer 2015
- **Ready for occupancy:** Summer 2017
Site selection and existing conditions

University Village To Remain

Event Parking To Be Relocated on Site

Police Pole Barn To Be Replaced

Scene Shop Pole Barn To Be Replaced

State Police Bldg. To Be Demolished

1855 Place
December 2015
Site plan
Phase one site phasing plan – September 2015

1855 Place
December 2015
Preliminary site phasing plan – phase two
Site plan – aerial view

- Building "E"
- Exist. UV
- Building "D"
- Building "C"
- Building "B"
- Building "A"
- Parking deck
- Office tower
- Retail

1855 Place
December 2015
Phase two bid packages

*Phase 2A - Bid Package*
Approximate Release Date - October 26, 2015
Bid Due date Dec. 8, 2015

BP - 0205 Landscaping and Irrigation - Phase 1 and 2
BP - 0303 Concrete Foundations/Slab on Grade - Phase 2
BP - 0308 Cast Underlayment - Phase 1 & 2
BP - 0501 Structural Steel & Miscellaneous Metals - Phase 1 and 2
BP - 0706 Metal Wall Panels and Wall Louvers - Phase 2
BP - 0710 Fireproofing - Phase 2
BP - 0804 Aluminum Doors, Storefront, Glass, Glazing - Phase 2
BP - 1004 Toilet Accessories - Phase 1 and 2
BP - 1402 Elevators/Vertical Lift - Phase 2 - Office Building

*Phase 2B - Bid Package*
Approximate Release Date - November 2, 2015
Bid Due date Dec. 10, 2015

BP - 0605 Finish Carpentry & Arch. Woodwork - Phase 2 Residential
BP - 0704 Fiber Cement Panels - Phase 2
BP - 0709 Building Insulation - Phase 2
BP - 0902 Metal Studs, Gypsum Board & Exterior Sheathing - Phase 2, Office Building
BP - 0903 Tile/Counter Back Splash - Phase 1 and 2
BP - 0906 Carpet - Phase 1 and 2
BP - 0910 Gypsum Board for Wood Framing - Phase 2
BP - 0912 Vinyl Wall Covering and Painting - Phase 2
BP - 1001 Parking Deck, Site & Building Signage for Residence Building - Phase 1 and 2
Phase two bid packages

Phase 2C - Bid Package
Approximate Release Date - November 9, 2015
Bid Due date Dec. 15, 2015

BP - 0402 Masonry - Phase 2
BP - 0606 Finish Carpentry & Arch. Woodwork - Office Building
BP - 0707 Membrane Roofing/Asphalt Shingles - Phase 2
BP - 0801 Hollow Metal Doors/ Frames/ Hardware - Phase 2, Office Building
BP - 0907 Resilient Flooring - Phase 1 and 2
BP - 1502 Fire Protection - Phase 2 (Office Building)
BP - 1503 Fire Protection - Phase 2 (Housing)
BP - 1505 Plumbing - Phase 2 (Office Building)
BP - 1506 Plumbing - Phase 2 (Housing)
BP - 1508 HVAC - Phase 2 (Office Building)
BP - 1509 HVAC - Phase 2 (Housing)
BP - 1603 Building Electrical incl. Sound Masking - Phase 2 (Office Building)
BP - 1604 Building Electrical - Phase 2 (Housing)

Phase 2D - Bid Package
Approximate Release Date - Dec. 6, 2015
Bid Due date Jan. 15, 2016

BP - 0206 Site Fencing - Phase 1 and 2
BP - 0307 Polished Concrete
BP - 1006 Postal Specialties - Phase 1 and 2
BP - 1007 Parking Meters
BP - 1009 Bus Shelters
BP - 1101 Loading Dock Equipment - Phase 1 and 2
BP - 1102 Food Service Equipment - Phase 2
BP - 1203 Maintenance/ Solid Waste Handling Equipment
BP - 1514 Building Automation System - Phase 1 and 2
1855 Place – address and building name assignments

1855 PLACE - BUILDING 1806
478 IVY CT
EAST LANSING MI 48823

1855 PLACE - BUILDING 1805
479 IVY CT
EAST LANSING MI 48823

1855 PLACE - BUILDING 1804
507 IVY CT
EAST LANSING MI 48823

1855 PLACE - BUILDING 1803
533 IVY CT
EAST LANSING MI 48823

1855 PLACE - BUILDING 1801
500 S HARRISON RD
EAST LANSING MI 48823

BRESLIN STUDENT EVENTS CENTER SIGN
402 S HARRISON RD
EAST LANSING MI 48824

COMMUNICATION STORAGE UNIVERSITY VILLAGE
1159 PINETREE CT
EAST LANSING MI 48823
(formerly 1165 GARDEN CITY RD)

1855 PLACE - BUILDING 1808
1270 GARDEN CITY RD
EAST LANSING MI 48823

1855 PLACE - BUILDING 1809
1250 GARDEN CITY RD
EAST LANSING MI 48823

1855 PLACE - BUILDING 1810
1230 GARDEN CITY RD
EAST LANSING MI 48823

1855 PLACE - BUILDING 1807
560 IVY CT
EAST LANSING MI 48823

1855 PLACE - BUILDING 1802
561 IVY CT
EAST LANSING MI 48823

PARKING RAMP NO. 7 - HARRISON RD
670 S HARRISON RD
EAST LANSING MI 48823

PARKING BOOTH LOT 83
675 S HARRISON RD
EAST LANSING MI 48824
(formerly 721 S HARRISON RD)
Office\mixed-use building – view from southeast
View of mixed-use building from Harrison and Kalamazoo
Construction progress – phase one – family housing
Construction progress – phase one – parking structure
Construction progress – phase one – event surface parking
Project webcam

http://oxblue.com/open/Walbridge/SpartanVillage
Design representative:
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Project representative:
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Construction Manager:
Walbridge
Terry Clemens
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(313) 304-5199
Location

• Off-campus project
• Gateway to North Monroe neighborhood and medical mile
• Prominence of the site
  o Downtown\convention center
  o Medical mile
  o Transportation planning
  o River restoration project
Schedule

- Construction start: June 2015
- Substantial completion: July 2017
Grand Rapids – real estate and research facility development
December 2015

Site progress

March 23

October 1

November 11

November 16
November 19 topping off ceremony

Researchers

Final beam

Beam placement

"...this state-of-the-art research center that will house some of the top scientists in the fields of autism, Alzheimer’s and Parkinson’s diseases, pediatric cancer and women’s health research. You can be proud to be part of this great medical research evolution...."

Interim Dean Aron Sousa, M.D.
Michigan Street / Monroe Avenue Plaza – design concept
Michigan Street and Monroe Avenue Plaza
Rendering of exterior view from Monroe Street
Project webcam

http://oxblue.com/pro/?webPath=msu/grrc
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MSU Project representative:
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Construction Manager:
Clark Rockford JV
Chad Webster
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(231) 344-2063
Children's Garden - restroom and sewer line
December 2015
Why?

• Provide accessible, family restrooms adjacent to the Children’s Garden, replacing the portable units.
Project accomplishments

- Increased safety for children. (The nearest restrooms were in the Plant and Soil Sciences Building and required walking through the parking lot.)
- Encourages efficiency of programs with nearby facilities.
- Accommodates ADA needs for all garden visitors and staff.
- Facility is easily cleaned and maintained
- Expanded Creation Station, restored existing pergola and installed new demonstration table

Scope

- Building includes two restrooms and a mechanical room; approximately 360 square feet.
- Occupancy sensors, as well as natural light, have been installed.
- Two drinking fountains are located on entry exterior.
- Building automatically locks, accommodating seasonal hours.
Front elevation – rendering

Children's Garden - restroom and sewer line
December 2015

Current actual
Creation Station

Children's Garden - restroom and sewer line
December 2015
Children's Garden - restroom and sewer line
December 2015

Restroom interior
Construction representative:
Carol Cool
ccool@ipf.msu.edu
(517) 353-8619
Why?

• This project involves a four-story research lab building that is designed to facilitate interdisciplinary research and interaction among all occupants.

• The building will be physically connected to the existing Clinical Center C-Wing and Life Science B-Wing, with proximity to the Radiology Building to facilitate the sharing of core research resources.

Timeline

• Construction start: September 2013
• Ready for occupancy: December 2015
Impacts

• The north drive off of Service Road, east of the Life Science building has been removed.
• Life Science loading dock access is now from the South off Woodlot Dr.
• There will be reduced construction traffic.
View of the south façade
View of the main south entrance
View of the roller shade windows
View of the recycling area between office spaces
View of one first-floor office
View of first-floor cubicle area
Example of completed bathroom fixtures
Terrazzo flooring and collaboration space on the second floor
Second-floor furniture example
Construction Representative:
Ken Gottschalk
kjgottsc@ipf.msu.edu
(517) 353–7234
Agronomy farm
Project accomplishments

• Provides expansion for potato breeding and genetics program
• Provides separation of GM potatoes and certified seed production
• Provides spatial organization of research activities at field lab

Scope

• Basic site work
• Polycarbonate sidewall and Durafilm roof
• Connection to existing field lab
Timeline

• Construction start: July 1
• Completion and fully operational: November 15
Aerial view of current site showing new greenhouse location
Completed greenhouse
Completed greenhouse
Completed greenhouse
Completed greenhouse
Completed greenhouse
Project representative:
Ben Darling
darlin21@msu.edu
(517) 927-8238

Crop Science - Field Laboratory - Addition 2 - Greenhouse

Project phase: Archived

The potato breeding and genetics program has expanded over the past few years and outgrown the assigned on-campus Plant Sciences greenhouse space assigned to the program requiring new greenhouse space. Furthermore, the breeding program has added more dimensions to the research such as Genetically Modified (GM) potatoes and production of certified seed of MSU potato lines. The management of regulated GM plants is enhanced by spatial separation, and for seed certification, there is a requirement to have physical separation of plants in certified seed production. A new greenhouse space isolated from the Plant Sciences greenhouse is also advantageous because potatoes attract insect pests common to other GM plants.

Project Scope
- Basic site work was done
- Polycarbonate sidewall and Durafilm roof installed
- Connection to existing field lab

Timeline
- Start of construction: July 2015
- End of construction: November 2015

Questions, comments, concerns?
Project Representative
- Ben Darling, darlin21@msu.edu, (517) 927-8238
Project accomplishments

• University was transitioning away from the annual Ag Expo which resulted in a significant loss of off-season storage
• Project provides replacement storage space
• Brings the storage into the operational area
• Eliminates transportation issues related to multiple storage sites

Scope

• Post-frame construction
• 66 x 216 (14,256 square feet)
• Site + Gravel Floor + Building (no utilities)
Timeline

• Construction start: October 15
• Construction completion: December 4
Crop Science – storage building 2 – construct original building
December 2015

Aerial view of Agronomy Farm location (and Ag Expo grounds)
Aerial view of Ag Expo grounds
Location of new storage building
Basic building elevations
Existing storage building no. 1 (new proposed storage building no. 2 to match)
New equipment storage building – nearing completion
New equipment storage building – nearing completion
Project representative:
Ben Darling
darlin21@msu.edu
(517) 927-8238
MSU Police Firearms and K-9 Training Facility
Project accomplishments

• Relocated existing facilities (former Michigan State Police) for 1855 Place project
• Provides one building for equipment and vehicle storage plus personnel space
• Serves as Regional Response Team Operations Center
• Provides optimal location for incorporation with other trainings

Scope

• High-bay wing for vehicle and equipment storage – drive-thru
• Low-bay wing for personnel lockers, equipment and briefing
• Site work, water, natural gas and septic
Timeline

• Construction start: October 1
• Ready for occupancy: December 1
Aerial view of current site showing new location

MSU Police Special Response Team operations center
December 2015
Floor plan of new facility

MSU Police Special Response Team operations center
December 2015
During construction
MSU Police Special Response Team operations center
December 2015

Nearing completion
Nearing completion
Project representative:
Ben Darling
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(517) 927-8238
Why?

• Replace aging cooling equipment at the end of its useful service life.

• Implement a comprehensive, long-range plan to create a regional chilled water loop among six buildings:
  o Engineering Building
  o Anthony Hall
  o Food Science
  o Natural Resources
  o Packaging
  o Communication Arts and Sciences

• Create a chilled-water network serving the affected buildings as efficiently as possible.
Scope

• Chilled-water loop
  o Site excavation near Engineering Building south wing
  o Site excavation between Engineering’s Dow wing and Anthony Hall
  o New chilled-water main piping

• Equipment upgrades in satellite buildings (phase two)
  o Addition of pumps and controls in Natural Resources, Packaging and Communication Arts and Sciences
  o De-commission aging electric chiller at Communication Arts

• Chiller replacement at Engineering Building (phase two)
  o Replace steam absorption chillers with new electric chillers
  o Expand building electrical substation
  o New roof-mounted cooling towers
Energy and sustainability

• New chillers at the Engineering Building produce chilled water using 60% less energy than the absorption machines currently installed.

• New chillers will fit in the existing mechanical room, avoiding excessive site disturbance for a building addition.

• Engineering chillers will be large enough to be “base loaded” vs. Anthony and Food Science chillers.
  o Most efficient machines in the loop will meet cooling demand at all six buildings for majority of the year.

• Project will avoid investing in a chiller plant at both the Engineering Building and Communication Arts and Sciences.
Impacts

• Pedestrian detours will be clearly marked during site construction.
• Construction zones will be properly separated to prevent unauthorized access.
• Building crane lifts will be coordinated in advance.
• No adverse parking impacts.
• Site access will require contractor coordination and just-in-time deliveries.
• Pedestrian circulation on-site will be impacted in Summer 2015, with minimal impacts lasting until April 2016.
Timeline

• Construction start: May 2015
• Substantial completion of chiller system: April 2016
Map of site showing tentative detours and entrance closures – phase two

CHILLER REPLACEMENT (PHASE II) SITE DISTURBANCE ZONE (ALL BLDG ENTRANCES OPEN)
Roof of Engineering Building where the existing chillers were removed
Demoed mechanical room in Engineering Building
New piping installation in Anthony Hall
Installation of concrete pads for new pumps in Anthony Hall
Construction representative:
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(517) 432-4355

Engineering Building – Chiller Replacement

December 2015

Project phase: Construction

The Engineering Building is currently served by two steam absorption chiller machines in the basement of the south wing of the building. These machines have reached the end of their useful service life, as have their associated cooling towers on the roof. Constructing a chiller loop from the Engineering building to other nearby buildings could improve energy efficiency, allow redundant service to those buildings, and accommodate future building additions per the Campus Master Plan.

Project details:

- Complete replacement of the chiller plant
- Demolition and replacement of the chillers, pumps and cooling towers.
- Installation of a chilled water loop connecting the Engineering building and several other buildings in the vicinity
- Installation of new steam absorption chillers, chilled water piping, pumps and controls.
- Installation of new electrical and HVAC controls.

The Engineering Building is located at the northeast corner of Red Cedar and Wilson Roads in the Central Academic District.

Impacts

- Pedestrian access during construction.
- Noise transmission during academic calendar.
- Crane lifts over the building for roof work during student breaks.
- Site access and construction staging areas.
New intercollegiate golf facility
December 2015
Why?

• The existing intercollegiate golf facility was built in 1958.
• Built with residential-grade construction, the building requires ongoing maintenance.
• The conversion of the outdoor pavilion into an indoor practice area in 2006 served to extend the building’s functionality, but falls far short in comparison to competing Big Ten facilities.
• A new facility is necessary to enable the recruitment, training and development of future athletes and to ensure continued success of the MSU Golf Team.
Project scope:

• Site work to include:
  - More prominent entry
  - Parking
  - Utilities
  - Landscaping

• New building to include:
  - Coaching offices
  - Locker rooms
  - Indoor practice green
  - Public/player lounge/gathering space
  - Public restrooms
  - Small weight training area
  - Small club repair room
  - Display space
Impacts:

• All areas of the west course to remain open
• Periodic traffic impacts to facilitate material deliveries

Schedule:

• Construction start: May 2015
• Ready for occupancy: January 2016
New intercollegiate golf facility
December 2015

Proposed floor plan
New intercollegiate golf facility
December 2015

Rendering of front exterior
Indoor practice facility

New intercollegiate golf facility

December 2015
Facade on the southwest side of building
Interior stone finish – inside front entrance
Construction representative:
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(517) 432-4355
Henry Center for Executive Development
Why?

• Provide the Executive MBA program a more visible physical presence within the Henry Center for Executive Development.
• Provide students more convenient access to the departmental office and the new business center.
• Better utilize the limited remaining prime square footage within the building.
Project scope

- Relocate and re-configure an existing walk-in cooler.
- Re-route the building corridor through the interior space providing prime space for new offices.
- Convert an under-utilized coat closet into a Business Center for staff and student use.
- Construct approximately 900 square feet of offices, meeting space, work area and reception.
Impacts

- Minor impact on availability of parking spaces.
- Limited use of the service corridor during cooler relocation.
- Temporary closure of the building corridor.
- Brief fire alarm and fire suppression shutdowns.

Schedule:

- Construction start: July 13
- Ready for occupancy: November 20
Previous floor plan
Progress photos
Progress photos
Design representative:
Brian Mullen
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Natural gas distribution – new pipeline from Mt. Hope
December 2015
Why?

- To increase the reliability of the natural gas delivery system to the T.B. Simon Power Plant.

Project Scope

- Installation of a new 12” natural gas pipeline from Mt Hope Road to a new meter stand at the Power Plant (previously installed by Consumers Energy)
- The existing gas service to the Power Plant will remain connected for redundancy.
- Augmentation to several miles of high pressure main in Lansing area.
Impact

• Project site is isolated to the service district of south campus at the T.B. Simon Power Plant and adjacent areas.
• Pipeline installation is being performed by Consumers Energy.
• Site restoration will be performed by the Infrastructure Planning and Facilities Landscape Services department.

Schedule

• Construction start: October 2015
• Gas service complete: December 2015
• Project complete: June 2016
Natural gas pipeline route

- Natural gas distribution – new pipeline from Mt. Hope
- December 2015
Natural gas meter stand
Staged pipe sections

Natural gas distribution – new pipeline from Mt. Hope

December 2015
Restoring bore pits
Construction representative:
Chris Barnes
cbarnes@ipf.msu.edu
(517) 355-1628

Natural gas distribution – new pipeline from Mt. Hope
December 2015
Why?

• To provide a substation with increased capacity and reliability to deliver power to FRIB and the T.B. Simon Power Plant.

Project Scope

• The project consists of the following three elements:
  o Underground 138 kV transmission line from the existing Michigan Electric Transmission Company transmission line north to the substation.
  o Installation of a larger capacity substation consisting of two transformers with space for a future third transformer.
  o Connection to the new switch house being installed by FRIB.
Schedule:

- Construction start: January 2016
- Power available: March 2017
Utility substation location
Route for the 138 kV underground transmission line

Connection to METC transmission line

Consumers Energy substation
Construction representative: 
Chris Barnes 
cbarnes@ipf.msu.edu 
(517) 355-1628
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Construction Junctions continue monthly

Presentations will be available on the Construction Junction website by the seventh of each month.

• January 7
• February 7
• March 7

Thank you for your interest, and we hope you’ll visit us again soon!