CONSTRUCTION PLANNING AND PROGRESS MEETING
BROUGHT TO YOU BY INFRASTRUCTURE PLANNING AND FACILITIES
July 2016

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

Project updates

• Grand Rapids – real estate and research facility development
• 1855 Place
• Breslin Student Events Center - facility upgrades
• Hubbard Hall – exterior masonry repair and window replacement
• Natural Science - alterations to rooms 137, 138 and 139
• Giltner Hall – Alterations to rooms 39, 40, 41, 65, 67, 344a and 363
• Abbot Road landscape rejuvenation project
• Parking lot restriping
Step 2: Authorization to proceed

- Data Center

Step 3: Bid and contract award

- Food Processing and Innovation Center
Step 2: Authorization to proceed

- Engineering Research Complex - addition four and renovations
- IM Sports West – replace pool and locker room HVAC systems
- Hubbard Hall – exterior masonry repair and window replacement – phase two
Grand Rapids – real estate and research facility development (CP13156)
July 2016

Project location
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

Former Grand Rapids Press site  MSU Secchia Center

Grand Rapids – real estate and research facility development (CP13156)
July 2016
“... 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.
November 19 Topping Off Ceremony
Schedule

- Construction start: June 2015
- Substantial completion: July 2017
- Project on schedule

[Image of Gantt chart for project management]

**MICHIGAN STATE UNIVERSITY GRAND RAPIDS RESEARCH CENTER**

| ACTIVITY | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP |
|----------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Grand Rapids – real estate and research facility development (CP13156) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
Site work


Surface parking construction: Spring 2017
Michigan Street and Monroe Avenue Plaza
Exterior view from Monroe Street

May 25, 2016
Atrium progress

Skylight and smoke-evacuation louvers

Open stairs
Entrance lobby progress
Wet lab progress

Wet lab equipment alcoves

Ceiling grid installation
Mechanical penthouse progress

Lab air handling unit “B” ductwork

Water flow strainers
Updates

• Project is on schedule

• Currently finalizing furniture package

• Reviewing core and type two lab equipment

• On track for LEED goals

• July 2016 – Building exterior complete

• May 5, 2016 - Wolverine Worldwide “Project Bootstrap” event including contractor recognition.

• June 10, 2016 - City of Grand Rapids officials site tour

Dan Bollman, IPF AVP with City of Grand Rapids officials June 10, 2016
Project webcam

http://oxblue.com/pro/?webPath=msu/grrc
CONSTRUCTION.MSU.EDU

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Construction Manager: Chad Webster
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MSU Project representative: Mike Morgan
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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

State Police Bldg. To Be Demolished

Police Pole Barn To Be Replaced

Scene Shop Pole Barn To Be Replaced

1855 Place (CP13351)
July 2016
Phase one site phasing plan – September 2015
Preliminary site phasing plan – phase two
Office/mixed-use building – view from southeast
View of mixed-use building from Harrison and Kalamazoo
Siding construction on family housing units continues
Wall finishing and elevator construction continues in family housing units
Concrete stairway construction between family housing units
Elevator shaft construction on the mixed-use tower in progress
Project webcam

http://oxblue.com/open/Walbridge/SpartanVillage
Project representative:
Andy Linebaugh
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(517) 432-7103
Why?

• To enhance the student, alumni, fan and public experience by improving the functionality of the Events Center
• Create a lasting legacy by integrating a sense of Spartan tradition throughout the facility
• Extend the useful life of the building by improving services to the fans and implementing major maintenance items
Project scope

• Phase one:
  o 22,000 square foot addition around building
  o Expand concourse
  o Renovate/upgrade restroom facilities, increase fixture count
  o Renovate concessions stands
  o Improve entry vestibules to main concourse
  o Improve finish levels and experience on concourse
  o Improve site conditions for ingress and egress
  o Improve site security
  o Replace chiller system
  o Connect to East Lansing water system

• Phase two:
  o 30,000 square foot addition
  o Create sense of main entry; destination to the building
  o Create a Basketball Hall of History
Timeline

- Construction start: January 2016
- Ready for occupancy: August 2017
Phases one and two – floor plan concourse scope outline
June 29 through Aug. 28 – phasing plan
Site improvements

1. Ramp location for Kalamazoo Street mid-block crossing
2. Satellite truck and ambulance parking area
3. Existing crosswalk location
4. New crosswalk to coordinate with new Special Housing Needs project
5. Concrete site wall, with planting bed
6. Regrade parking lot to meet ADA requirements
7. Drop-off zone
8. Proposed Hall of History Plaza
Phase one – gate entrance rendering
Phase two – exterior – Hall of History
Northwest addition – restroom plumbing
Hall of History – building foundations
Spartan Basketball All-Access: “Big Plans” (Episode 3)
Construction representative:
Jason Van Zee
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(517) 432-2675
Why?

• Restore the structural integrity of the masonry building envelope that has serious structural problems identified in a 2013 masonry investigation.
• Building windows will be replaced since the existing windows need to be removed to perform the masonry repairs.
• This project will be completed in four phases:
  o Southeast façade – 2016
  o Southwest façade – 2017
  o Northeast façade – 2018
  o Northwest façade - 2019
Impacts

• Summer programs using residence halls—project limits use of Hubbard Hall to one living wing each summer 2016-2019.

Timeline

• Construction start: May 2016
• Phase one completion: July 31, 2016
• Phase four completion: August 2019
First new window installed
Window crew and masons together

Windows moving up
A whole new look
Existing conditions on the south elevation at the stair tower shows the movement of the brick outward and off the steel brick ledge installed to carry the brick load. This condition has necessitated repair at all the brick ledges on this face.

Gap where brick has moved
Extensive brick replacement completed after adjusting the existing brick ledges.
Construction representative: Carol Cool
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Natural Science - alterations to rooms 137, 138 and 139 (CP16002)
July 2016
Why?

• Renovate two adjacent teaching labs that currently serve over 300 students from multiple College of Natural Science majors and programs.
• To modernize the curriculum of ZOL320: “Developmental Biology”.
• The renovation will expand use of these rooms to as many as 600 students a year and support the new PLS311 lab course: “Physiology for Pre-Health Professionals”.
• The renovation will increase the room’s utilization by other courses and facilitate future course development.
Project scope

- Partial demolition
- Replace ceiling tile
- New casework
- New flooring
- Data drops at tables
- TV monitors and document camera
- Security door hardware
- Painting
Impacts:

• The labs below the work will be impacted with work on plumbing lines in the ceiling.

Schedule:

• Construction start: June 6
• Ready for occupancy: Aug. 19
Demolition begins.
Demolition and floor abatement completed
Construction representative: Carol Cool
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Giltner Hall – alterations to rooms 39, 40, 41, 65, 67, 344A and 363 (CP15073)
July 2016
What is FRP?

- The Faculty Readiness Project (FRP) is a dedicated team from
  - Infrastructure Planning and Facilities (IPF)
  - Facilities Planning and Space Management (FPSM)

- Working together with colleges to
  - Pro-actively plan for potential new hires
  - Use various delivery methods to shorten bid periods
  - Construction timelines to create
    - Positive experience for colleges
    - Welcoming environment for new faculty

- Delivering an outstanding project
  - High quality
  - Time and cost efficient
  - Supports the advancement of the university’s research agenda
Why?

- The FRP team is designing and constructing a new zebrafish facility and various supporting lab/office spaces for two new Integrative Biology research recruits.
Project scope

- Rooms 39, 40 and 41
  - Security access (various areas)
  - Lighting controls
  - Cosmetic upgrades to room 39 office
  - Shoring of floor from subbasement
  - Connect to Aquaneering Fish Lab equipment including three large fish tank rows in the main fish room
  - New flooring, ceiling and furniture in the Developmental Lab
  - Quarantine Room
  - Changing Room for new fish facility
  - Infill of existing lab door
  - Add mechanical room with equipment for the labs own HVAC system to provide required air changes and temperature requirements for fish rooms
  - Exterior door/masonry work for entryway to new mechanical room
Project scope

• Rooms 65 and 67
  o Add wall in room 67 to separate imaging and injection areas

• Rooms 344A and 363
  o Cosmetic upgrades to labs/office on third floor
Impacts

• Construction noise
• Steam shutdowns

Schedule

• Construction start: March
• Ready for occupancy: July
Plans for main lab space

Giltner Hall – alterations to rooms 39, 40, 41, 65, 67, 344A and 363 (CP15073)
July 2016

Plans for Injection/Imaging lab (room 67) and office (room 39)

- Black out this window, but AC required
- Connections to building air (with filter) or pressure bottles (PB)

Diagram details:
- Injection area
- Imaging area
- Curtain (opens in middle)
- Fridge (under counter)
- Sink (keep)
- Remove door
Giltner Hall – alterations to rooms 39, 40, 41, 65, 67, 344A and 363 (CP15073)
July 2016

Room 40 – operational lab post casework installation.
Main fish room area ready for equipment and large tanks.
Fish lab quarantine room with hookups ready for fish tanks and equipment
Filtration room with hookups ready for equipment delivery.
FRP representative:
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Why?

- Norway maples along major circulation route presented a safety hazard
  - Overall condition was poor – declining health
  - Internal decay, crown dieback, girdling roots and invasive species
- The Norway spruce had a decay column that extended to grade

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Crown dieback  Girdling roots  Internal decay  Decay column
Project accomplishments

• Utilized funding to improve a signature campus site
• Renovated an aging landscape to strengthen the university’s historical entrance
• Reinforced the Campus Landscape Master Plan – Campus Entrances Overarching Goal
  • “Establish a recognizable and visually attractive design aesthetic that appropriately identifies the campus at its borders, provides for safe circulation and aids visitor wayfinding.”
**Project accomplishments**

- Removed 21 declining non-native Norway maples and one declining Norway spruce in boulevard; replaced with 14 swamp white oaks (a native species)
  - Oaks will provide a stately canopy structure
  - Some of the oldest trees on campus are swamp white oaks, which demonstrates their longevity
- Removed eight low evergreen groupings in boulevard to improve circulation sight lines
- Added five Sugar Tyme crabapples to provide seasonal interest backdrop at the historic limestone marker
- Enhanced adjacent parkways along the Union Building and Campbell Hall by infilling with five trees to maintain a “park-like” signature entrance
- Alleviated compaction and provided amendment to soil
Schedule

• Project started: May 23
• Project completion: June 17
Specimens removed
New plantings
Examples of internal decay in the trees that were replaced
New plantings

Sugar Tyme crabapple trees

Young Swamp White Oaks
Sidewalk and access improvements to the Union
Campbell Hall historic benches restoration

Before

After
Abbot Road landscape rejuvenation project
July 2016

Design representative:
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Abbot Road Landscape Rejuvenation Project

Project phase: Construction

MSU IPF has scheduled a landscape rejuvenation project of the Abbot Road campus entrance. The entrance will be reconstructed to reflect the landscape aesthetic intended by its original designers—a formal boulevard of trees. The deteriorating landscape has become a safety hazard due to the declining tree health over the years.

Project details

- Remove 21 declining Norway maples and one declining Norway spruce in the boulevard, replace with 16 swamp white oaks—a native species throughout campus.
  - Oaks will provide a stable canopy structure.
  - Some of the oldest trees on campus are swamp white oaks—demonstrating their longevity.
- Remove eight low evergreen groupings in the boulevard to improve circulation sight lines.
- Add five Sugar Tyme crabapple trees to provide a seasonal interest backdrop at the historic limestone marker.
- Enhance adjacent parkways along the MSU Union and Campbell Hall with five trees to maintain the “park-like” signature entrance.
- Ameliorate soil compaction and amend nutrients in soil.
Parking lot restriping
Why?

• The majority of parking areas on campus are striped on a three-year rotation.

Timeline

• Painting is scheduled in two-week time periods to allow for striping to take place in smaller sections and to also allow for weather delays.

• Parking areas that are being painted are generally shut down for two to three hours, but may take longer due to adverse weather conditions which can cause the paint to dry slower.
Impacts

• Painting crews begin work at 5 a.m., and spaces are left available whenever possible.
• Campus visitors and employees are asked to refrain from moving cones or parking in spaces that are being painted or that have been recently painted, so as not to inhibit the painting crew.
Parking lot striping – July 11 through July 22

Lot 79 Stadium (east side)
Lot 70 Old Faculty
Lot 55 Central Services
Lot 68 Breslin Loop
Lot 82 Purchasing Building
Lot 95 Power Plant (employee)
Lot 59 IPF
Ramp #5 Comm Arts

Lot 59 (IPF) - one Saturday in July (weather dependent)

Communication Arts and Sciences - June through July
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IPF website

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Construction Junctions continue monthly

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

- August 7
- September 7
- October 7

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