

Attachment A: Project Background

Project Name: Transportation Services – New Service Garage

Project Type: Demolition & New Construction

Project Location: 153 Service Road (Corner of Harrison & Service Roads)

Project Budget: \$24 – \$27M

Anticipated Construction Start: April 2026

Target Completion: 14 months from construction start

Project Size: 20,000 – 23,000 GSF

1. Executive Summary / Project Vision

Michigan State University (MSU) seeks to construct a new purpose-built service garage to support its Transportation Services operations. The project will provide a modern, efficient, and sustainable facility designed to meet current and future demands of the University's fleet management, repair, and transportation support functions.

Currently, Transportation Services operations are housed in the Spartan Stadium east concourse, a space never intended for long-term maintenance and fleet operations. This temporary arrangement limits MSU's ability to service larger vehicles, constrains workflow efficiency, and cannot support future growth. Relocating operations to a new facility will provide MSU with a long-term solution that enhances safety, operational capacity, and overall service quality for the campus community.

The new service garage will be a vital investment in MSU's infrastructure, ensuring that Transportation Services can continue to provide essential fleet support, mobility services, and transportation planning for students, faculty, staff, and visitors.

2. Scope of Work

The project will include:

- Demolition of the current RHS Services Building (12,800 sq/ft)
- Construction of a new 20,000–23,000 GSF service garage.
- Relocation of all maintenance operations currently located in Spartan Stadium's east concourse.
- Flexible, state-of-the-art maintenance bays designed to accommodate the full range of MSU fleet vehicles, including larger and specialty vehicles.
- Integration of administrative and operational support spaces to streamline services and improve efficiency.

3. Program Requirements

- Full fleet maintenance capabilities, including heavy vehicles.
- Secure storage for tools, parts, and equipment.
- Sustainable design strategies consistent with MSU's energy and carbon reduction goals.
- Administrative and staff support spaces have already been relocated to the former University Services Building.

4. Site, Adjacency & Reuse Considerations

- **Location:** Northeast corner of Service Road and Harrison Road.
- **Proximity:** Centrally located to provide convenient access across campus.
- **Adjacency Goals:** The new garage will be directly west of the former University Services Building, where Transportation Services administration relocated in June 2025. This adjacency allows for improved coordination between administrative staff and maintenance operations. Investigate the possibility of a covered or enclosed connection between the new garage and the existing building.

5. Team Qualification Requirements

MSU is seeking a design partner with proven expertise in planning and delivering transportation and fleet service facilities for large universities, municipalities, or comparable public entities. Experience with complex maintenance facilities, sustainable building systems, and operationally efficient layouts is required.

6. Design Services Delineation

Basic Design Services

- Architecture
- Structural Engineering
- MEP & Fire Protection Engineering
- Audio-Visual / Information Technology
- Security (cameras and card access)
- Fire Alarm and Life Safety Code Review (including BFS submission)

Potential Additional Services

- Sustainability / LEED consulting
- Commissioning
- Landscape Architecture

7. Budget & Schedule

Budget Range: \$24–\$27M (inclusive of design, construction, MEP, FF&E, AV/IT, fees, and contingencies).

Milestone Schedule:

MSU Board of Trustees (BOT) Authorization to Plan (Step 1)	October 31, 2025
A/E RFP Issued	November 3, 2025
Site Visit (1 pm) 153 Service Road	November 13, 2025
Proposals Due	November 21, 2025
Selection Committee Review Meeting	November 26, 2025
A/E Team Notification	November 26, 2025
A/E Team interviews	December 8-9, 2025
A/E Team Kickoff Meeting	December 17, 2025
Program Verification Begins	Mid-January 2026
CM RFP Issued	January 19, 2026
Proposals Due	February 6, 2026
CM Selection Committee Meeting	February 13, 2026
CM Interviews (if necessary)	February 13, 2026
CM Team Notification	February 16, 2026
CM Team/Project Team Kick Off	February 24, 2026
Construction Document Phase Begins	March 2026
MSU Internal Committees	May 2026
MSU BOT Authorization to Proceed (Step 2)	June 2026
Demolition of RHS Service Building	June 2026
Construction Begins	August 2026
Substantial Completion	June/July 2027
Center Opening	Fall 2027