Attachment A: Project Background

Project Name: Jenison – Infill Pool and Alterations to Room 135
Project Type: Renovation
Project Location: 223 Kalamazoo St East Lansing, MI 48824
Project Budget: $2M - $3M
Anticipated Construction Start: August 2026
Target Completion: March 2027
Project Size: 5,000 – 6,000 GSF

1. Executive Summary / Project Vision

Michigan State University (MSU) seeks to renovate portions of the existing natatorium to support a dedicated wrestling training environment and associated support spaces. The design team shall evaluate existing conditions and develop integrated architectural, structural, mechanical, electrical, plumbing, and life-safety solutions to achieve the program objectives outlined below.

Currently the natatorium within Jenison is used for academic space for swimming classes and lifeguard training. The long-range plan is to eliminate the natatorium and convert to athletic space.

The renovated space will serve as a new varsity wrestling practice space and will allow the team to move from their current home in IM West which will allow that building to be razed.

2. Project Scope – Wrestling Training Facility Conversion

Architectural Work

Refer to Concept Plans

Mechanical Work

Rm 132 – Locker room spaces

- Ducts and diffuser locations to be reconfigured to accommodate space redesign.
- Rebalancing of system airflows according to space redesign. This will be done as needed to accommodate any adjustments in ventilation flow rates.

Rm 132A – Locker room restroom

- Option to reconfigure plumbing in the space.
- Remove one Water Closet
- Installation of one shower
- Supply and drain piping reconfiguration to accommodate new fixture layout.
- Ventilation airflow rebalancing according to new space needs.

Rm 135 – New wrestling space

- Replacement of supply and return grilles.

- Remove
- Rebalance supply and return airflows in the space.
- Remove floor drains around perimeter of existing pool (Qty 20).
- Remove hose bibbs around existing pool benches. (Qty 4).
  existing safety eyewash.
- Existing Drinking fountains to remain.

Rms 141, 144A – Training offices •
Validate airflow and ventilation.

Rms 10, 15, 17 – Basement pool mechanical equipment spaces

- Remove and replace existing rusted and damaged ducts passing through the space.
- Remove all pool filtration and pool heating equipment and associated piping.
- Provide ventilation for space under future wrestling floor.
- Remove underwater pool windows.
- Replace one window with a grille / louver opening.
- Replace one window with a powered fan to maintain low and constant airflow through the underfloor area.
- Remove all chlorine and acid equipment, and any associated piping.
- Remove safety eyewash and showers associated with chlorine and acid equipment.

Rm 7, 7a – Basement mechanical room

- Remove Existing HV-1, and EF-1.
- Install new variable air volume AHU. AHU to be a semi-custom modular unit.
- Steam heat or Low temperature hot water heat, pending MSU preference and input.
- Chilled water coil for cooling. Piping to be extended down from existing chilled water distribution system in penthouse. This assumes a study of the chilled water system capacity will show there is adequate existing capacity for an additional system.
- Alternate, in the event the existing Chilled water system does not have adequate capacity: The addition of an air cooled refrigerant condenser with refrigerant piping, or the expansion of the existing chilled water system.

Rms 3, 4, 5 – Existing basement spaces served by HV-1

- Rebalance airflows and ventilation based on new air handling unit, and current space use.
- Include a VAV box for zone control. One zone will be made up of all three rooms. Rms 25, 26, 28 – Existing basement spaces previously served by HV-1.
- These three rooms do not have any ducts or airflow serving these spaces. The duct serving these three rooms was removed at some point.
- Option to add these three rooms to the new AHU system.
- Install new duct from new AHU to these three rooms
- Include a VAV box for zone control. One zone will be made up of all three rooms.

Electrical Work

Rm 132 – Locker room spaces

- Remove existing lighting and replace with new LED lighting. Fixture types to be coordinated with architectural considerations and MSU facilities personnel.
- Remove existing lighting controls and replace them with new to meet the Michigan Energy Code. Lighting controls to consist of occupancy sensors and wall switch with dimming capabilities.

- Remove any electrical devices in walls and ceilings that are to be removed. Provide new receptacles as needed in new walls.
- Remove any fire alarm notification devices in walls and ceiling that are to be removed. Relocate or provide new fire alarm notification device as required to meet code requirements.

Rm 132A – Locker room restroom

- Remove existing lighting and replace with new LED lighting. Fixture types to be coordinated with architectural considerations and MSU facilities personnel.
- Remove existing lighting controls and replace them with new to meet the Michigan Energy Code. Lighting controls to consist of occupancy sensors.
- Remove any electrical devices in walls and ceilings that are to be removed. Provide new receptacles as needed in new walls.
- Remove any fire alarm notification devices in walls and ceiling that are to be removed. Relocate or provide new fire alarm notification device as required to meet code requirements.

Rm 135 – New wrestling space

- Remove existing lighting and replace with new LED lighting. Fixture types to be coordinated with architectural considerations and MSU facilities personnel. Light levels to be as outlined in “NCAA Best Lighting Practices: Wrestling”, which specifies 80 footcandles at the wrestling surface with a 2:1 uniformity.
- Remove existing manual on/off lighting controls and replace with new controls to meet the Michigan Energy Code. Lighting controls to consist of occupancy sensors and scene control switches to provide easy control of multiple light levels within the space. The use of wireless lighting controls could potentially be utilized for the direction of MSU facility personnel. Lighting controls to be equal to Wattstopper or nLight.
- Remove any electrical devices in walls and ceilings that are to be removed. Provide new receptacles as needed in new walls.
- Existing fire alarm notification devices to remain. New notifications devices to be provided if necessary to meet code requirements.
- Mezzanine:
- Provide power as required to owner furnished cardio equipment. Power to be pulled from existing panel RP-1A which is located in the main electrical room on the first floor. There are plenty of spare 20-amp circuit breakers to feed the new cardio equipment in this panel.
- Provide new fire alarm notification device in mezzanine near cardio equipment location.

Rms 141, 144A – Training offices

- Remove existing lighting and replace with new LED lighting. Fixture types to be coordinated with architectural considerations and MSU facilities personnel.
- Remove existing lighting controls and replace them with new to meet the Michigan Energy Code. Lighting controls to consist of wall mounted occupancy sensors with dimming capabilities.

Rms 10, 15, 17 – Basement pool mechanical equipment spaces

- Disconnect power from all pool filtration and pool heating equipment and remove wiring back to source.

- Remove

  underwater pool light fixtures.
- Provide power to new fan.
- Disconnect power from all chlorine and acid equipment and remove wiring back to source.

Rm 7, 7a – Basement mechanical room

- Disconnect power from existing HV-1, and EF-1 and remove wiring back to source.
- Provide power to new variable air volume AHU. Utilize circuit from existing 480-volt power panel located in basement.
- Provide smoke duct detectors in ductwork of new AHU as required.
- Alternate, in the event the existing chilled water system does not have adequate capacity: Provide power to new air-cooled refrigerant condenser.

3. Site, Adjacency & Reuse Considerations

Location: Near Kalamazoo St and Birch Rd.
Proximity: Located within the athletics district in an existing athletic managed building.

4. Team Qualification Requirements

Division I Athletics Experience
Michigan State University seeks a construction manager partner with demonstrated expertise in the planning, estimating, scheduling, and delivery of athletic facilities for NCAA Division I institutions, large universities, municipalities, or similarly complex public entities. The selected firm must have proven experience navigating the operational, scheduling, and stakeholder demands unique to Division I athletics programs.

Particular emphasis will be placed on experience with complex renovations and modernization of existing natatorium facilities, including work within active buildings, phased construction, mechanical system upgrades, code compliance, spectator accommodations, and enhancements that support competitive, training, and community use needs.

5. Budget & Schedule

Budget Range: $2–$3M (inclusive of design, construction, MEP, FF&E, AV/IT, fees, and contingencies).

Milestone Schedule:

A/E RFP Issued	**February 20, 2026**
Proposals Due	March 4,2026
A/E Team Notification	March 5, 2026
A/E Team interviews (if necessary)	March 6, 2026
A/E Team Kickoff Meeting	March 9, 2026
CM RFP Issued	April 10, 2026
Site Visit (1 pm) at Jenison Fieldhouse Rm. 135	April 21, 2026
Proposals Due	May 1, 2026
CM Selection Committee Meeting	May 8, 2026
CM Interviews (if necessary)	May 15, 2026
CM Team Notification	May 15, 2026
CM Team/Project Team Kick Off	May 18, 2026
Construction Document Phase Begins	June 2026
MSU Internal Committees	May 2026
Construction Begins	August 2026
Substantial Completion	March 2027