

ITEM 161-2004-R1113: Attachment 1
Plan of Construction for Additional Housing and for Housing and Dining Improvements

Board of Regents Policy: Physical Plant B Section 1003.7

This authority request is for an amount greater than \$150,000, which requires the following data:

(a) Project Description:

This authority request includes the following project elements:

1. New Residence Hall - \$35,000,000 – includes design and construction of building complex and surrounding area targeting 400 bed capacity.
2. Renovation & Expansion of all three existing Dining Halls - \$18,000,000 – including expanded seating capacity in the main hall and improvements to the other two facilities. Improvements include seismic retrofits, exterior entry points, utility infrastructure upgrades, dishwashing and major cooking equipment upgrades, and seating reconfigurations and upgrades.
3. Major/deferred maintenance projects in various residence halls - \$5,000,000.

(b) Cost Estimate and Funding Sources:

1. The housing complex project is targeting design from Fall 2013 to Fall 2014, construction Fall 2014 to Summer 2016 with occupancy slated for August 2016. Individual dining hall projects will be completed in phased/combinations over the next three years with Miller Dining Hall during the summers of 2014 & 15 and Harrison and Hannon Dining Halls undertaken concurrently during Summer 2016. The Housing Complex and Dining Hall projects have separate architects/contractors. Project estimates are as noted above.
2. These projects will be financed through a bond issuance, the debt service for which will be paid from pledged Auxiliary Operations Revenue as described in the attached plan of finance.

(b) Program Served, Enrollment Data, Projected Enrollment:

The Residence Life and Family & Graduate Housing facilities of the MSU housing enterprise serve approximately 4,200 on-campus students each semester. With service extended now until midnight, the Dining Hall operations on campus serve approximately 10,000 meals daily during the business week.

(d) Space Utilization Data:

The new residence hall will provide new capacity targeting 400 additional student beds. The renovation and expansion of the dining hall projects will add approximately 150 additional seats to available seating plus modernize existing spaces. All housing facilities are fully occupied at this time.

(e) Projected Use for Available Residual Space:

There are 182 beds in converted spaces that will be re-located to the new facility, allowing residence hall occupants to reclaim former lounge and gathering space for a better living environment. Also, 218 freshmen spaces in Family & Graduate Housing will be re-located to the new facility. This will provide room for families and graduate students to re-occupy the units currently unavailable to them, generating additional revenue currently not captured.

(f) Projected O&M Costs and Proposed Funding Sources:

Additional operations and maintenance costs associated with the 400 bed housing complex are estimated at \$750,575 annually beginning Fiscal Year Ending June 2017.