

MINUTES OF THE SPECIAL MEETING
of the
MICHIGAN STATE UNIVERSITY
BOARD OF TRUSTEES
August 19, 1981

President Mackey called the meeting to order in Room 101, Kellogg Center, at 6:43 p.m., August 19.

Present: Trustees Bruff, Fletcher, Howe, Krolikowski and Lick (arrived at 6:48 p.m.), Martin, Reed and Sawyer; President Mackey, Provost Winder, Vice Presidents Breslin, Stewart, and Thompson; Associate Vice President and Acting Secretary Wilkinson, General Counsel Carr, Professor Carlisle, Faculty Liaison Group and Student Liaison Group.

1. Approval of Proposed Agenda

Trustee Bruff moved approval of the proposed agenda, seconded by Trustee Sawyer. Approved by a vote of 6 to 0.

2. Executive Session

Trustee Bruff moved a roll call vote for an Executive Session to discuss collective bargaining matters. Seconded by Trustee Sawyer. Approved by a vote of 6 to 0. Voting Yes: Trustees Bruff, Fletcher, Howe, Martin, Reed and Sawyer.

3. Public Comments

The following three persons addressed the Board concerning the construction of the proposed parking ramp adjacent to the Performing Arts Center and related financing plans (a copy of remarks are on file in the Secretary's Office): Michael Rubner, Chairperson of the University Committee on Faculty Affairs; Barbara Reeves, President of the MSU Employees Association; and Bret Waller, Chairperson, ASMSU Student Board.

4. Report on Proposed Parking Ramp

The report on the proposed parking ramp was deferred with a statement made by Trustee Bruff that as part of the bid action item on the agenda he would request that the Administration receive bid extension and review further alternative financing plans for this structure for consideration by the Board of Trustees at its meeting scheduled for September 24-25, 1981.

A. BIDS AND CONTRACT AWARDS

1. Alterations for Data Processing

The following bids were received on August 6, 1981, for Alterations to Data Processing in the Hannah Administration Building. This project provides for removal of existing interior construction and installation of new walls, suspended ceilings, finish flooring and associated mechanical and electrical work. The project will provide additional security and safety with improved supervision of visitors through a revised reception area, replacement of the wood and glass walls around the computer room with masonry block construction containing two entrances each with tandem security doors equipped with electronic locks, smoke detectors under the raised computer room floor and fire sprinklers in the material storage area. Also included are doorway revisions to provide fire protective openings and improved access by material handling devices. Electrical consumption will be reduced through the reduction of the general lighting level and incorporation of task lighting. Installation of office landscape partitions with attached work surfaces and cabinets, which will allow greater flexibility and more efficient use of space is also included.

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate No. 1</u>
McNeilly Construction, Inc.	\$202,420	\$17,422
Haussman Construction Company	217,450	18,700
W. H. Carter General Contractor	212,923	10,880
Charles Featherly Construction Company	226,000	18,200

Alternate No. 1 provides for alterations in Rooms 20 and 22 which are not included in the base bid.

The planning estimate for this project was \$550,000. The favorable bidding climate plus conservative estimates due to the uniqueness of this project and design changes resulted in the project coming in substantially under the estimate.

continued ---

Public Comments

Report on
Proposed
Parking Ramp

Bids and
Contract
Awards

Alterations
for Data
Processing

Bids and
Contract
Awards, cont.

Alterations for
Data Processing,
cont.

A. BIDS AND CONTRACT AWARDS, cont.

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1. Alterations for Data Processing, cont.

Notification and/or plans and specifications were sent to the offices of Builders Exchange and Dodge Reports serving Detroit, Grand Rapids, Lansing, and Kalamazoo as well as the Inner-City Business Improvement Forum (ICBIF), seven minority owned firms and two female owned firms. One minority owned firm bid on this project.

It is recommended that a contract in the amount of \$219,842 (\$202,420 Base Bid plus \$17,422 Alternate No. 1) be awarded to McNeilly Construction, Inc. of Lansing, Michigan, and that the following project budget be established:

Contract - McNeilly Construction, Inc.	\$219,842
Office Landscaping	95,000
Office Furniture	25,000
Contingencies	24,158
Design, Coordination, and Inspection	<u>31,000</u>
T o t a l	\$395,000

Hanel-Vance Construction Co. also submitted a bid in the amount of \$181,272 for the Base Bid and \$19,440 for Alternate No. 1. Company officials notified the University verbally, and confirmed by letter, that a clerical error in the amount of \$23,231 had been made in their bid. The correct amount of their base bid should have been \$204,503. Hanel-Vance Construction Co. has requested that it be allowed to withdraw its bid without prejudice. Representatives of the University reviewed the work papers and confirmed the amount of the error the afternoon of August 6, 1981.

It is recommended that Hanel-Vance Construction Co. be allowed to withdraw its bid without prejudice.

This project will be funded with funds in the amount of \$214,000 from the Data Processing Revolving Account in the Auxiliary Activities Fund and \$181,000 from the University General Fund.

RESOLVED that the above contract be awarded and project budget be established as recommended. Further resolved that Hanel-Vance Construction Co. be allowed to withdraw its bid without prejudice.

Approved by a vote of 8 to 0 on motion by Trustee Howe, seconded by Trustee Lick.

Construction of
Parking Ramp
No. 3

2. Construction of Parking Ramp No. 3

At its July 23-24, 1981 meeting, the Board of Trustees received bids for the construction of Parking Ramp No. 3 and deferred action on this item pending further review of the financing program by the Administration. The following is a restatement of the bid information and options to be considered by the Trustees:

Construction of Parking Ramp No. 3

The following bids were received on June 2, 1981, for construction of Parking Ramp No. 3. This project involves construction of a five-level, 985-space parking structure attached to the east side of the Performing Arts Center with an entrance at the Center's concourse level. The ramp will be constructed from cast in place concrete with a brick veneer matching that of the Performing Arts Center. Other features include two 4,000-pound capacity hydraulic elevators, two stair towers, energy efficient high pressure sodium lighting, and epoxy coated reinforcing steel for longer life. Also included is construction of a shop for scenery fabrication. Alternate No. 1 provides for interior finishing of the scene shop.

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate No. 1</u>
Miller-Davis Company	\$3,998,800	\$118,000
Etkin, Johnson & Korb, Inc.	4,057,000	124,000
Granger Construction Co.	4,060,000	115,000
Erickson & Lindstrom Construction Co.	4,354,000	114,000
Spence Brothers	4,397,000	110,000
The Christman Company	4,398,735	125,000
Barton-Malow Company	4,517,400	124,800
R. E. Dailey & Co.	4,570,000	128,000
Darin & Armstrong, Inc.	4,726,000	175,000
A. Z. Shmina & Sons Co.	4,986,000	120,000
O'Neal Construction, Inc.	5,110,757	120,000

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A. BIDS AND CONTRACT AWARDS, cont.

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Bids and
Contract
Awards, cont.

2. Construction of Parking Ramp No. 3, cont.

Construction
of Parking
Ramp No. 3,
cont.

The professional services contractor estimated this project at \$5,534,000 in March, 1981.

Notification and/or plans and specifications were sent to the offices of Builders Exchange and Dodge Reports in Detroit, Kalamazoo, Grand Rapids, Lansing, and Flint and the Inner-City Business Improvement Forum (ICBIF). Advertisements were also placed in the Lansing State Journal and the Detroit News. No minority or female owned firms bid on this project.

If we are to proceed with this project the professional services contractor, Carl Walker & Associates, Inc., of Kalamazoo, Michigan, would recommend that a contract be awarded in the amount of \$4,116,800 (\$3,998,800 Base Bid plus \$118,000 Alternate No. 1) to the Miller-Davis Company, 1029 Portage Street, Kalamazoo, Michigan 49001 and that the following budget be established:

Contract - Miller-Davis Company	\$4,116,800
Professional Fees - Carl Walker & Associates, Inc.	314,090
Contingency	205,110
Alterations to Performing Arts Center	63,000
Construction Inspection	42,000
Scene Shop Connection to Central Control System	25,000
Landscape Development	19,000
T o t a l	\$4,785,000

The following options should be considered by the Board of Trustees:

1. Reject the bids received and direct the Administration to develop temporary parking arrangements until it is determined that the University has identified the resources for construction of a permanent facility.
2. Reject the bids received and direct the Administration to redesign the project to construct a ramp which could accommodate 570 vehicles, receive bids for the redesigned project, and develop a financing plan for construction of this redesigned facility.
3. Proceed with the project as originally designed and direct the Administration to request an extension of the bids and develop a financing plan(s) for submission to the Board at its September, 1981 meeting.

Trustee Bruff moved a request that the Administration receive an extension of the bids and develop alternative financing plans for consideration of the Board of Trustees at its September 24-25, 1981 meeting. Seconded by Trustee Howe. Approved by a vote of 8 to 0.

The Board recessed for an Investment Committee meeting at 7:10 p.m.

The Trustees reconvened for an Executive Session to discuss collective bargaining matters at 9:25 p.m. (A copy of the minutes is filed in the Executive Session Minutes book in the Secretary's Office.)

Present: Trustees Bruff, Fletcher, Howe, Krolikowski, Lick, Martin and Sawyer; President Mackey, Provost Winder, Vice Presidents Breslin, Stewart; Acting Secretary Wilkinson, General Counsel Carr, Professor Carlisle and Director Baker.

Absent: Trustee Reed

Adjourned at 11:02 p.m.

Carl Mackey
President

Roy Wilkinson
Acting Secretary