

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

SECTION: 1

DATE:

October 24, 2008

RECOMMENDATION

PARSONS CENTER PROJECT

ACTION REQUESTED:

It is recommended that the Board of Regents accept and place on file information related to the University's operational and construction plans for the Parsons Center.

STAFF SUMMARY:

EMU's proposal for creation of the Parsons Center was accepted in 2001. Now, after several years which included development of a comprehensive site plan and trust-related legal delays, the University is excited that it can proceed in realizing the vision of Jean Parsons' award.

As noted in the attached summary, the University is planning a \$2 million investment in the Almira Township, Michigan site including construction of three new facilities (dining hall, classroom/lab, and six-room lodge). Once completed, EMU students, faculty, and staff will utilize the Parsons Center for a variety of purposes including classes, workshops, seminars, and retreats. The primary program users will be the Art, Biology, and Psychology departments although interdisciplinary classes are planned and other programs such as Historic Preservation and Creative Writing may also utilize the facilities. Day use by EMU Traverse City classes and workshops and lectures for the community are also planned.

Construction services were first bid in 2004 and were re-bid in August. Construction is planned to begin immediately.

FISCAL IMPLICATIONS:

Funding for the \$2 million project is provided by the Parsons Trust and the Parsons Campus fund – no University General Fund support is required for this investment. Ongoing operating and maintenance costs will be included in the University's General Fund budget.

ADMINISTRATIVE RECOMMENDATION:

The proposed action has been reviewed and is recommended for Board approval.

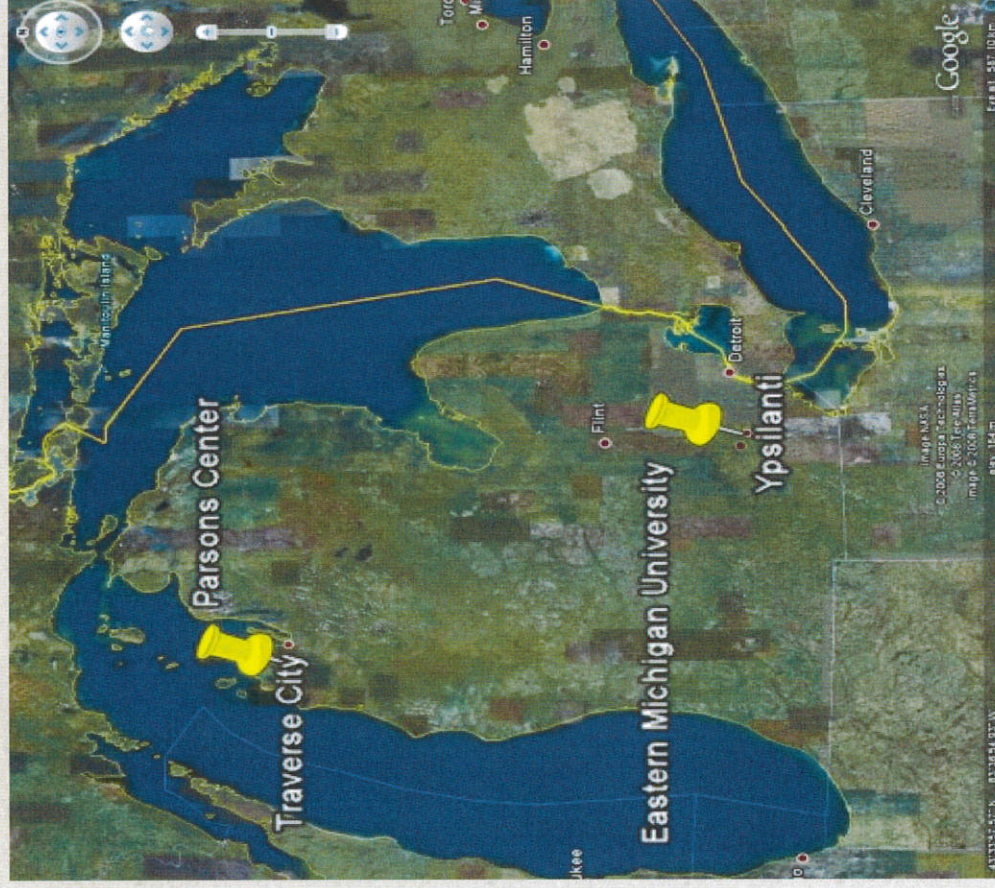
University Executive Officer

Date

Jean Nobie Parsons Center

for the Study of Art and Science

(Almira Township, Michigan)



Parsons Center

Project Overview

- Research Center / Wildlife Sanctuary / Educational Center
- Collaboration between Art, Biology, Psychology
 - Construction of three (3) new facilities and limited site work
 - Dining Hall
 - Classroom / Lab
 - Six-room Lodge
 - Environmentally sensitive facilities to maintain pristine landscape
 - Undergraduate and Graduate Student programs



Parsons Center

Jean Parsons' Vision

- Establishment of a research center and wildlife sanctuary
- Creation of integrated artistic and scientific programs for graduate students
- Use of the dwelling and property for intellectual discussion by researchers, professors, and scientists
- Nature walks for observation and identification of flora and fauna
- Public seminars on a range of artistic, environmental, and spiritual topics



Parsons Center

Current and proposed use of facilities

- Classes in Art, Biology and Psychology
(e.g., sculpture, painting, drawing, plant taxonomy, ornithology, herpetology, aquatics biology, art and biology teaching methods, psychology of stress and relaxation)
- Involvement by other EMU programs
Historic Preservation, Creative Writing
- Day use by EMU Traverse City classes
- Interdisciplinary classes and activities
- Workshops and lectures for the community
- Parsons Scholars Program
- Graduate seminars
- Center for scholarly and creative activity for faculty
- Facility for faculty retreat and reflection
- Departmental, college, alumni retreats
- Nature walks



Parsons Center

Project History

- | | |
|-----------|---|
| 2001 | EMU's proposal for creation of the Parsons Center is accepted. Final award in 2008 after compliance with Trust Provisions are decided |
| 2004 | A/E services RFP sent out and contract awarded to Sunstructures Architects of Ann Arbor, Michigan |
| 2006 | CM Cost Verification services RFP sent out and contract awarded to Hallmark Construction of Traverse City, Michigan |
| May 2007 | Legal proceedings to stop project commence |
| June 2007 | Parsons Trust sends out construction bids |
| Aug 2007 | Parsons Trust identifies a firm for award of construction services - unable to move forward due to pending legal process |
| July 2008 | End of legal proceedings |
| Aug 2008 | Re-bid for Construction Services |
| Oct 2008 | Recommendation submitted to Board of Regents |
| Nov 2008 | Anticipated Construction Start |

Parsons Center

Project History (cont.)

○ Completed

- A/E Services Award
- Construction Documents
- Cost Verification
- General Contractor Bidding

○ In Progress

- General Contractor Contract Award

○ Anticipated

- Early site construction commences: November 2008
- Project Completion: October 2009





Parsons Center

Bid Process Invitees

- **Architectural / Engineering Services (2004)**
 - Sunstructures Architects (Awarded Contract)
 - DSA Architects (now SHW Group)
 - ACM / Modern Builder
- **Construction Management Cost Verification (2006)**
 - Hallmark Construction (Awarded Contract)
 - Spence Brothers
 - Martinek Framing
- **General Construction Services (2007 / Re-bid 2008)**
 - Hallmark Construction (Recommending for Award)
 - Spence Brothers
 - Martinek Framing

Parsons Center

Construction Cost

- **Construction Cost**

- \$1,602,450

- **Owner's Cost**

- \$424,550

- **Total Project Cost**

- \$2,027,000

- **Funding Source**

- Parsons Trust
- Parsons Campus Fund

