

PREDESIGN SUMMARY STATEMENT

Scope -- The 608-bed Student Housing Project will be Phase 1 of the replacement housing for the existing 1200-bed Gage Complex scheduled to be demolished. The 608-bed, 4-story, residence hall complex is planned for the existing Rugby Pitch site, west of West Road, southwest of the existing Utility Plant. The 608-bed residence hall complex is planned for upperclass students and will include two 304-bed residence halls. Each 304-bed residence hall will be comprised of 68 semi-suite doubles and 16 semi-suite singles. A detailed Program is included in the Project Description section. The Rugby Pitch will be relocated by MSU as a separate project.

Parking requirements generated by this project will be accommodated by the vacant spaces elsewhere on campus. Food services will include a convenience store as part of Phase 1.

Subsequent phases will be implemented as funding is made available:

- 180-Bed freshman residence hall and First Year Experience on a portion of the existing Parking Lot 13
- 420-bed residence hall planned for the west portion of Parking Lot 13, connecting to the A Wing of the Crawford Center
- Demolition of the existing 1200-bed Gage Complex is scheduled for 2010

Schedule -- Occupancy for the 608-bed residence hall complex is scheduled for the fall semester of 2007.

Cost --

Total Construction Cost:	\$25,134,729
Construction Cost/Bed:	\$41,340.00
Gross Square Feet (GSF):	155,750 SF
Construction Cost/GSF:	\$161.38